

Village Of Ashwaubenon

Municipal Code Book

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Article 17-4

Municipal Code Book

Chapter 17 - Planning and Zoning	3
Article 4 - Use Regulations	3
17-4-100 Table of Allowable Uses	3
17-4-200 Use Classifications, Use Categories, And Use Types	4
17-4-300 Use Specific Standards	21
17-4-400 Accessory Uses	51

Chapter 17 - Planning and Zoning

Article 4 - Use Regulations

17-4-100 Table of Allowable Uses

The Table of Allowable Uses is subdivided into five broad classifications for ease of use: Residential; Public; Institutional; Commercial; and Industrial and Related Uses. These five classifications contain Use Categories and Use Types. The permitted and conditional uses for each zoning district are determined according to the specific Use Type. The Use Categories and Use Types are listed alphabetically within the table of allowable uses.

A “P” indicates that a use is allowed by right in the respective zoning district. Permitted uses are subject to all other applicable regulation of this chapter.

A “C” indicates that a use is allowed only if reviewed and approved as a conditional use in accordance with the conditional use review procedures Article 2. Conditional uses are subject to all other applicable regulations of this chapter.

A “U” indicates that a use is allowed by right in the respective zoning district as an upper floor use only. Upper floor uses permitted are subject to all other applicable regulation of this chapter.

A blank cell indicates that a use is not allowed in the respective zoning district.

The “Additional Requirements” column contains references to the applicable standards that apply to the listed use types. The Use Regulations are presented in Section 17-4-300.

RESIDENTIAL ZONING DISTRICTS

R-1 ONE-FAMILY RESIDENCE DISTRICT

RE RURAL ESTATE DISTRICT

R-2 TWO-FAMILY RESIDENCE DISTRICT

R-3 MULTIPLE-FAMILY RESIDENCE DISTRICT

BUSINESS ZONING DISTRICTS

B-1 LOCAL BUSINESS DISTRICT

B-2 GENERAL BUSINESS DISTRICT

B-3 COMMUNITY BUSINESS DISTRICT

B-4 COMMERCE DISTRICT

SB SPECIAL BUSINESS DISTRICT

I-1 LIGHT INDUSTRY DISTRICT

I-2 HEAVY INDUSTRY DISTRICT

SM SPECIAL INDUSTRY DISTRICT

IP INDUSTRIAL PARK DISTRICT

BP BUSINESS PARK DISTRICT

SE SPORTS & ENTERTAINMENT DISTRICT

VC VILLAGE CENTER DISTRICT

PUBLIC ZONING DISTRICT

P PUBLIC USE DISTRICT

See Appendix: Table 17-4-100(A) Table of Allowed Uses

Ord. No. 2-3-26, 2-24-2026, Ord. No. 10-1-21, 10-26-2021, Ord. No. 7-1-20, 7-28-2020, Ord. No. 5-1-20, 5-26-2020, Ord. No. 5-3-18, 5-22-2018, Ord. No 3-1-18, 3-27-2018, Ord. No. 10-2-17, 10-6-2017

17-4-200 Use Classifications, Use Categories, And Use Types

(A) Residential use Classification

(1) Household Living

Characteristics

The Household Living Use Category is characterized by the residential occupancy of a dwelling unit by a household. Tenancy is arranged on a month-to-month or longer basis. Accessory uses commonly associated with Household Living are recreational activities, raising of pets, hobbies, and parking of the occupants' vehicles. Home occupations are accessory uses that are subject to additional regulations (see Section 17-4-400 Accessory Uses).

Use Types

Include single-family detached dwellings, single-family attached dwellings, two- (2) family dwellings, townhouses, multiple-family dwellings, live/work dwellings, upper story dwellings above a non-residential use, and other structures with self-contained dwelling units.

Exceptions

Lodging in a dwelling unit or where units are rented on a less than monthly basis is classified Visitor Accommodations.

(2) Group Living

Characteristics

The Group Living Use Category is characterized by the residential occupancy of a structure by a group of people who do not meet the definition of “household.” The size of the group may be larger than the average size of a household. Tenancy is arranged on a monthly or longer basis. Generally, Group Living structures have a common eating area for residents. The residents may receive care, training, or treatment. Common accessory uses include recreational facilities, dining facilities, and parking of vehicles for occupants and staff.

Examples

Example Use Types include group homes (Type A and B).

Exceptions

a) Lodging where tenancy may be arranged for periods of less than thirty (30) days is classified as Visitor Accommodations.

b) Lodging where residents meet the definition of “household” and where tenancy is arranged on a month-to-month basis or for a longer period is classified as Household Living.

c) Most group living facilities are classified as Group Living. However, Group Living facilities where individual units meet the definition of a “dwelling unit” are classified as Household Living.

(B) Public Use Classification

(1) Community Services

Characteristics

The Community Services Use Category is characterized by Use Types of a public, nonprofit, or charitable nature providing a local service to people of the community. Generally, these provide the service on-site or have employees at the site on a regular basis. The service is ongoing, not just for special events. Community centers or facilities that have membership provisions that are open to the general public to join at any time (for instance, any senior citizen could join a senior center) are included in the Community Services Use category. The Use Type may provide special counseling, education, or training or a public, nonprofit, or charitable nature. Accessory uses may include offices, meeting, food preparation, parking, health, and therapy areas; and athletic facilities.

Use Types

Include community centers, cultural facilities, libraries, museums, senior centers, and youth club facilities.

Exceptions

Parks are classified as Parks and Open Areas. Youth club facilities for-profit and private clubs are classified as Indoor Recreation/Entertainment.

(2) Government Facilities

Characteristics

The Government Facilities Use Category is characterized by Use Types that include post offices; government maintenance, storage, and distribution facilities; and other offices and facilities for the operation of local, state, or federal government including fire and EMS facilities, police stations, and substations for fire and police. Accessory uses include maintenance, storage (indoor and outdoor), fueling facilities, satellite offices, and parking areas. Accessory uses for public safety include offices, teaching facilities, meeting areas, lunch rooms and cafeterias, sleeping quarters, storage, parking, and maintenance facilities.

Use Types

Includes post offices, government offices, and government maintenance, storage, and distribution facilities. In addition, includes U.S. Armed Forces installations and government arsenals.

Exceptions

- a) Passenger terminals for airports and surface transportation are classified as Transportation.
- b) City, county, or state parks are classified as Parks and Open Space.
- c) Water, wastewater, gas, electric, and other infrastructure services, whether public or private, are classified as Utilities.
- d) Waste and recycling services are classified as Waste-Related Services.

(3) Parks and Open Areas

Characteristics

The Parks and Open Areas Use Category is characterized by Use Types that focus natural areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, parks, public squares, and cemetery uses. Lands tend to have few structures. Accessory uses may include club houses, recreational structures, statuary, fountains, maintenance facilities, concessions, restrooms, and parking.

Use Types

Includes arboretums or botanical gardens; cemeteries, columbaria, and mausoleums; community gardens; publicly-owned golf courses; public parks, squares, and plazas; and conservancy areas.

Exceptions

Privately-owned golf courses are classified as Outdoor Recreation/Entertainment.

(4) Transportation

Characteristics

The Transportation Use Category is characterized by Use Types that include facilities for the landing and takeoff of airplanes and helicopters, including loading and unloading areas. Aviation facilities may be improved or unimproved. This Use Category also includes passenger terminals for surface transportation. Accessory uses include freight handling areas, concessions, offices, parking, maintenance, and fueling facilities.

Use Types

Includes airports; helicopter landing facilities; and surface (bus and train) passenger terminals.

Exceptions

Private helicopter landing facilities that are accessory to another use may be considered accessory uses to that use, subject to all the use specific standards for helicopter landing facilities.

(C) Institutional Use Classification

(1) Day Care

Characteristics

The Day Care Use Category is characterized by Use Types that provide care, protection, and supervision for children or adults on a regular basis away from their primary residence typically for less than twenty-four (24) hours per day. Care can be provided during daytime or nighttime hours. Accessory uses include offices, recreation areas, and parking.

Use Types

Includes adult day care centers, child day care centers, in-home day care (up to six (6) children).

Exceptions

Day Care does not include public or private schools or facilities operated in connection with an employment use, shopping center, religious institution, or other principal use where children are cared for while parents or guardians are occupied on the premises or in the immediate vicinity. Preschools are intended to provide limited educational or training services while other child day care uses are not; preschools are classified as Educational Facilities Pre-school.

(2) Educational Facilities

Characteristics

The Educational Facilities Use Category is characterized by Use Types that include public and private schools at the primary, elementary, middle, junior high, or high school level that provide state-mandated basic education or a comparable equivalent. This Use Category also includes colleges, universities, and other institutions of higher learning that offer courses of general or specialized study leading to a degree. Colleges tend to be in campus-like settings or on multiples blocks. This Use Category also includes vocational and trade schools. Accessory uses at schools include offices, play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school day care. Accessory uses at colleges or universities include offices, dormitories, food service, laboratories, health and sports facilities, theaters, meeting areas, athletic fields, parking, maintenance facilities, and supporting commercial.

Use Types

Includes public and private secondary schools that provide state-mandated basic education; preschools; colleges or universities; vocational or trade schools; and uses specific to these educational facilities: arenas, auditoriums, research, and retail.

(3) Health Care Facilities

Characteristics

The Health Care Facilities Use Category is characterized by Use Types that include uses providing medical or surgical care and treatment to patients. Hospitals and medical treatment facilities offer overnight care while clinics provide outpatient care only. Labs serve all health care facilities and are not typically intended for walk-in use by members of the general public. Accessory uses include offices, laboratories, teaching facilities, meeting areas, cafeterias, parking, maintenance facilities, housing for staff or trainees, and limited accommodations for family members.

Use Types

Include hospitals, medical and dental clinics, medical treatment facilities with fewer than twenty (20) beds, hospice houses, short term critical-care houses, outpatient facilities.

Exceptions

Uses that provide exclusive care and planned treatment or training for psychiatric, alcohol, or drug problems, where patients are residents and participants in a program, are classified as Institutions. Dental offices and medical offices providing routine care (without surgery or procedures) are classified as are classified as Offices, Professional Services.

(4) Institutions

Characteristics

The Institutions Use Category is characterized by Use Types that provide a variety of facilities, including buildings that provide meeting areas for religious activities, convention centers or auditoriums, housing and care for the elderly or disabled, and housing related to treatment programs. Accessory uses include school facilities, limited medical treatment facilities, kitchens/cafeterias, recreation areas, offices, meeting rooms, parking, and staff residences.

Use Types

Includes assisted living facilities, convention centers, halfway houses (Type A and Type B), Transitional facilities, skilled nursing care facilities, and religious institutions.

Exceptions

Group home facilities or residential programs where individual units that meet the definition of a dwelling unit in Article 3: Definitions, Rules for Interpretation & Zone Districts, are classified as Group Living. Cemetery, columbaria, and mausoleum are classified as Parks and Open Areas.

(5) Utilities

Characteristics

The Utilities Use Category includes both Major Utilities, which are infrastructure services providing regional or community-wide service, and Minor Utilities, which are infrastructure services that need to be located in or near the neighborhood or Use Type where the service is provided. Wireless communication towers are also a type of utility. Services may be publicly or privately provided. Accessory uses may include parking and control, offices, monitoring, storage areas, or data transmission equipment.

Use Types

Include wireless communication towers and/or antenna (freestanding, collocated, or placed on an existing structure), water towers, electrical substations, storm water retention and detention facilities, telephone exchanges, ground-based electrical/telephone/cable vaults, and surface transportation stops. Examples of wireless communication towers include facilities for transmitting wireless phones and pager services, and television and radio broadcasting equipment.

Exceptions

Recycling drop-off centers, hazardous waste collection sites, and recycling and salvage centers are classified as Waste-Related Services.

(D) Commercial Use Classification

(1) Agricultural

Characteristics

The Agriculture Use Category is characterized by general agricultural activities, including agronomy (the science of soil management), aquaculture (cultivation of aquatic animals and plants), horticulture (the commercial and non-commercial production of crops), honey production, silviculture (including the harvesting of timber), and similar uses. Accessory uses may include offices, storage areas, barns, stables, irrigation systems, and repair facilities related to agriculture uses.

Use Types

Includes the growing of crops (agronomy, aquaculture, horticulture, silviculture, and similar uses) and raising of animals and livestock.

Exceptions

Produce standards on-site are treated as accessory uses. Animal shelters, grooming establishments, kennels, and stables housing horses or ponies of owners who do not reside on-site are Animal Care uses.

(2) Agricultural Support and Services

Characteristics

The Agricultural Support and Services Use Category include Use Types that provide support and services to agricultural activities, whether located on or off-site where the agricultural activities take place.

Use Types

Includes plan nurseries (commercial and production).

(3) Animal Care

Characteristics

The Animal Care Use Category is characterized by uses related to the provision of medical services, general care, and boarding services for domestic animals.

Use Types

Includes animal shelters, animal grooming, kennels (outdoor and indoor), equine stables, and veterinary clinics (with or without boarding).

Exceptions

The breeding and resale of domesticated animals on a commercial basis is a Retail Sales Establishment Use Type. The boarding of horses or ponies owned by persons living in a dwelling located on the same lot or site is an accessory use.

(4) Eating Establishments

Characteristics

The Eating Establishment Use Category is characterized by establishments that sell food for on- or off-premise consumption. Accessory uses may include bars or cocktail lounges associated with the establishment, decks and patios for outdoor seating, drive-through facilities, facilities for live entertainment or dancing, customer and employee parking areas, and valet parking facilities. Any accessory uses (i.e. billiards, dancing, etc.) must be clearly subordinate to the restaurant use.

Use Types

Includes restaurants, bakeries, dinner theatres, or other establishments that sell food, and specialty eating establishments.

Exceptions

Bars, nightclubs, or cocktail lounges as a principal use are classified as a Retail Sales and Services.

(5) Conference and Training Centers

Characteristics

The Conference and Training Center Use Category is characterized by facilities used for business or professional conferences, seminars, and training programs.

Use Types

Includes conference centers.

Exceptions

Convention centers are classified as Institutional.

(6) Offices

Characteristics

The Office Use Category includes activities that are conducted in an office setting and that generally focus on business, professional, or financial services. Accessory uses may include cafeterias, day care facilities, recreational or fitness facilities, parking, and supporting commercial or other amenities primarily for the use of employees in the firm or building.

Use Types

Includes business services; professional services such as lawyers, accountants, engineers, or architects; financial services such as lenders, brokerage houses, or real estate agents; medical offices, such as doctors and dentist offices; and sales.

Exceptions

a) Offices that are part of and located with a principal use in another Use Category are considered accessory to the establishment's primary activity. Headquarters offices, when in conjunction with or adjacent to a principal use in another Use Category, are considered part of the other Use Category.

b) Contractors and others who perform services off-site are included in the Office category if equipment and materials are not stored outside, and fabrication, services, or similar work is not carried on at the site.

c) Government offices are classified as Government Facilities.

d) Medical and dental clinics (where surgeries or procedures are performed), medical and dental labs, and blood collection facilities are classified as Health Care Facilities.

e) Financial institutions (banks) which offer drive-through or walk-up service to patrons are classified as Retail Sales and Services.

(7) Parking, Commercial

Characteristics

The Commercial Parking Use Category is characterized by parking that is not accessory to a specific principal use. A fee may or may not be charged. A facility that provides both accessory parking for a specific use and regular fee parking for people not connected to the use is also classified as a Commercial Parking facility. Accessory uses may include small structures intended to shield parking attendants from the weather.

Use Types

Includes short- and long-term parking facilities (both lots and structures) and mixed parking facilities (partially accessory to a specific use, partially for rent to others).

Exceptions

a) Charge for Parking for Occasional Events: Parking facilities that are accessory to a principal use, but that charge the public to park for occasional events nearby, are not considered Commercial Parking uses.

b) Leasing Parking Facility to Principal Use Not Relevant: Parking facilities that are accessory to a principal use are not considered Commercial Parking uses, even if the operator leases the facility to the principal use or charges a fee to the individuals who park in the facility.

c) Park-and-Ride Facilities: Park-and-Ride facilities are classified as Utilities.

d) Sales or Servicing of Vehicles: Sales or servicing of vehicles is classified as Vehicle Sales and Services.

(8) Recreation/Entertainment, Indoor

Characteristics

The Indoor Recreation/Entertainment Use Category includes privately owned uses that provide recreation or entertainment activities in an enclosed structure or structures. Accessory uses may include offices, concessions, snack bars, parking, and maintenance facilities.

Use Types

Includes auditoriums, commercial indoor recreation (bowling alleys, dancehalls, skating rinks, indoor commercial swimming pools, racquetball, squash, and indoor tennis club facilities, private clubs, theaters (cinemas, screening rooms, and stages), and indoor firing ranges.

(9) Recreation/Entertainment, Outdoor

Characteristics

The Outdoor Recreation/Entertainment Use Category includes large, generally commercial uses that provide continuous recreation or entertainment-oriented activities that primarily take place outdoors. These may take place in a number of structures that are arranged together in an outdoor setting. Accessory uses may include concessions, parking, and maintenance facilities.

Use Types

Includes privately-owned arenas, amphitheaters, and stadiums; commercial outdoor recreation (motor vehicle racing; drive-in movies; privately-owned outdoor commercial tourist attractions, water, and amusement parks; swimming pools; and privately-owned active sports facilities such as ball fields, courts, and archery ranges); privately-owned golf driving ranges and courses; privately-owned miniature golf facilities; and marina or yacht clubs.

Exceptions

Banquet halls that are part of hotels or restaurants are accessory to those uses which are included in the Visitor Accommodations or Eating Establishment categories, respectively.

Publicly-owned golf courses, tennis courts, swimming pools, basketball courts, and other similar outdoor recreational facilities are classified as Parks and Open Areas. Indoor continuous entertainment activities such as theatres or bowling alleys are classified as Indoor Recreation/Entertainment.

(10) Retail Sales and Services

Characteristics

The Retail Sales and Services Use Category is characterized by Use Types involved in the sale, lease, or rent of new or used products to the general public. These may also provide personal services or entertainment, or provide product repair or services for consumer and business goods. Accessory uses may include offices, storage of goods, manufacture or repackaging of goods for on-site sale, concessions, ATM machines, outdoor display/sales areas, and parking.

Use Types

Includes the following Use Types: alcohol sales establishment ; Alternative Financial Services; bar, nightclub, or cocktail lounge; convenience stores (with or without gasoline and food sales); crematory; financial institution (bank); flea market; funeral home; laundromat; pharmacy; tattoo studios; and weapon sales. Additional clarification is given to the Use Types listed below.

- Business Services Establishments: businesses engaged in the provision of business-related services to consumers and small businesses. Examples include general photographic studios, mailing and packing services, photocopy and blueprint services, tax and accounting services, brokerages, insurance offices, and collections offices.
- Retail Sales Establishments: stores selling, leasing, or renting consumer, home and business goods, whether new or used, including art, art supplies, bakeries, bicycles, books, clothing, dry goods, electronic equipment, fabric, furniture, flowers, gifts, grocers and food sales, hardware, home improvements, household products, jewelry, recorded music, pets, pet food, pharmaceuticals, printer material, stationery, and videos.
- Personal Service Establishments: dry-cleaning establishments; photographic studios; mailing or packing services; photocopy and blueprint services; hair, tanning, and nail salons; personal care services; massage therapy and day spas; psychics and mediums; martial arts schools; dance or music classes; taxidermists; and fitness centers.
- Repair Establishments: repair of TV's, bicycles, clocks, watches, shoes, guns, canvas products, appliances and office equipment; tailoring and shoe repair; locksmith; and upholsterer.

Exceptions

- a) Laundry, dry-cleaning, and carpet cleaning plants are classified as Industrial Services.
- b) Building trade contractors with on-site storage that sell primarily to contractors and do not have a retail orientation are classified as Wholesaling, Warehouse and Freight Movement.
- c) Repair and service of vehicles, motorcycles, and light and medium trucks is classified as Vehicle Sales and Service.
- d) Bakeries primarily engaged in the sale of food or food products for on-site consumption are classified as Eating Establishments.
- e) Theatres, cinemas, and stages are Indoor Recreation/Entertainment uses.
- f) Uses offering financial, professional, or business services by appointment or with only limited contact with members of the general public are Office uses.
- g) A crematory is not an accessory use to a funeral home; it is classified separately as Crematory

within the Retail Sales and Services category

(11) Vehicle Sales and Services

Characteristics

The Vehicle Sales and Services Use Category is characterized by the direct sales of and services of passenger vehicles, light and medium trucks, motorcycles, and other consumer motor vehicles intended for transport of goods or persons over land, water, or in the air; whether for recreation, commerce, or personal transport, as well as small engine repair. Accessory uses may include offices, sales of parts, maintenance facilities, parking, outdoor display and sales, and vehicle storage.

Use Types

Includes aircraft parts, sales, and maintenance; automobile painting/bod shop; automobile parts sales and installation (transmission or muffler shops, towing service, tire sales and mounting); automobile rental and sales; automobile repair and servicing (without painting/bodywork) or small engine repair; automotive wrecker service; boat and marine rental and sales; car wash or auto detailing (full and self-service); gasoline filling station; recreational vehicle (boats, motorcycles, off-road vehicles, aircraft, and travel trailer) rental and sales; taxicab service; truck or tractor rental, sales or repair; and truck stop.

Exceptions

Refueling facilities for vehicles that belong to a specific use (fleet vehicles) are considered accessory uses if these are located on the site of the principal use. Sales, rental, or repair of vehicles or heavy equipment of twelve thousand (12,000) or more pounds gross vehicular weight (GVW) is classified as Industrial Services, Heavy Equipment sales, rental, or repair.

(12) *Visitor Accommodation*

Characteristics

The Visitor Accommodation Use Category includes short-term rentals and lodging places for transients and tourists arranged for short-term stays for rent, lease, or interval occupancy. Accessory uses for hotels and motels may include pools and other recreational facilities, limited storage, restaurants, supporting commercial, bars, meeting facilities, and offices. Accessory uses for visitor accommodation within residentially-zoned districts shall comply with 17-4-400.

Use Types

Includes bed and breakfasts, campgrounds, hotels or motels, apartment hotels, and short-term rentals.

(E) Industrial and Related Use Classification

(1) Extractive Industry

Characteristics

The Extractive Industry Use Category is characterized by businesses that are engaged in the extraction, removal, or basic processing of minerals, liquids, gases, or other natural resources. Such uses also include quarrying, well operation, mining, or other procedures typically done at an extraction site. Accessory uses include offices, limited wholesale sales, security or caretakers' quarters, outdoor storage, and maintenance facilities.

Use Types

Typical uses include quarries, borrow pits, sand, and gravel operations.

(2) Industrial Services

Characteristics

The Industrial Services Use Category is characterized by businesses that are engaged in the repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site. Accessory activities may include limited retail or wholesale sales, offices, parking, warehousing, and outdoor storage.

Use Types

Includes building heating, plumbing, or electrical contractor; electric motor repair; fuel oil/ bottled gas distributor; general industrial service; heavy equipment sales, rental, or repair; dry cleaning plants and carpet cleaning facilities; machine shops; repair of scientific or professional instruments; research and development facilities; and tool repair.

Exceptions

Contractors and other who perform services off-site are included in the Offices Use Category if major equipment and materials are not stored on-site and fabrication or similar works is not carried out on-site.

(3) Manufacturing and Production

Characteristics

The Manufacturing and Production Use Category is characterized by firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Custom industry is included (i.e., establishments primarily engaged in the on-site production of goods by hand manufacturing involving the use of hand tools and small-scale equipment). Goods are generally not displayed or sold on site, but if so, these are a subordinate part of sales. Relatively few customers come to the manufacturing site. Accessory uses may include retail or wholesale sales, offices, cafeterias, parking, employee recreational facilities, warehouses, storage yards, repair facilities, truck fleets, fueling facilities, security and caretakers' quarters.

Use Types

Includes heavy manufacturing, general manufacturing, limited manufacturing, printing and publishing, and special heavy manufacturing uses. Additional clarification is given to several of the

Use Types below.

- **Heavy Manufacturing** is the manufacture or compounding process of raw or partially processed materials. These activities may involve noise, odor, dust, or vibration that is noticeable off of the business site. These manufacturing operations are primarily performed indoors. Example Use Types of Heavy Manufacturing include, but are not limited to manufacture or assembly of textiles, machinery, equipment, lumber and wood products, basic food processing, vehicles and appliances.
- **Special Heavy Manufacturing** is the mechanical transformation of predominantly prepared materials into new products for sale to the wholesale or retail markets, or directly to customers. Such uses involve outdoor operations as part of the manufacturing process that may include processing of hazardous gases and chemicals, the emission of noxious noise, smoke, vapors, fumes, dust, glare, odor, or vibration that may be discernible off the business site. Example Use types of Special Heavy Manufacturing include rendering, abattoirs, petroleum refining, asphalt/concrete plants, and the manufacturing of chemicals, fertilizers, explosives, paint, and turpentine, and other similar activities.
- **General Manufacturing** is the mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets, or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor, or vibration that are discernible off of the business site. Examples Use Types of General Manufacturing include production or repair of small machines or electronic parts and equipment; sewing or assembly of textiles into consumer products; woodworking and cabinet building; publishing and lithography; computer design and development; communications equipment, precision items, and other electrical items; research, development, and testing facilities and laboratories; sign making, assembly of pre-fabricated parts, manufacture of electric, electronic, or optical instruments or devices; manufacture and assembly of artificial limbs, dentures, hearing aids, and surgical instruments; manufacture, processing, and packing of food products, cosmetics, and manufacturing of components, jewelry, clothing, trimming decorations, and any similar item.
- **Limited Manufacturing** is the small-scale, low-impact processing, fabrication, assembly, and packaging of products predominantly from previously manufactured parts and materials. Limited Manufacturing uses are generally less than ten thousand (10,000) square feet in area, operate during conventional business hours, and utilize processes that generally do not have impacts that are discernible outside of the building. Example Use Types include, but are not limited to assembly of consumer products, production or repair of electronics parts and equipment, production and assembly of specialized medical products, production or assembly of specialized food products, production and assembly of specialized building products, and other similar activities meeting the performance standards for this use.

Exceptions

- a) **Goods Sold On-Site:** Manufacturing of goods to be sold primarily on-site and to the general public is classified as Retail Sales and Services if the manufacturing area does not exceed thirty-five percent (35%) of the floor area of the development.
- b) **Goods from Salvage Materials:** Manufacturing and production of goods from salvage materials is classified as Waste-Related Services.

c) Goods from Composting Organic Materials: Manufacturing and production of goods from composting organic material is classified as Waste-Related Services.

d) Goods Made by Crafts Persons: Customer manufacturing of goods by tailors, dressmakers, cobblers, upholsterers, or similar crafts, utilizing equipment of the type and scale customarily found in repair establishments or crafts shops. These would be classified according to the specific use, but would generally be found classified as a Commercial Use.

(4) Self-Service Storage

Characteristics

The Self-Service Storage Use Category is characterized by uses that provide separate storage areas for individual or business uses. The storage areas are designed to allow private access by the tenant for storing or removing personal property. Accessory uses may include living quarters for a resident manager, security and leasing offices, and outside storage of boats and campers. Use of the storage areas for sales, service, repair, or manufacturing operations is prohibited and not considered accessory to the use. The rental of trucks or equipment is also not considered accessory to the use.

Use Types

Includes facilities that provide individual storage areas for rent. These are also called “mini-warehouses.”

Exceptions

A transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred is in the Wholesaling, Warehouse and Freight Movement Use Category.

(5) Wholesaling, Warehouse and Freight Movement

Characteristics

The Wholesaling, Warehouse and Freight Movement Use Category include establishments that are involved in the storage or movement of goods for itself or sale to or distribution by other firms or businesses; including facility for fleet vehicle storage. Accessory uses include offices, product repair, minor fabrication and repackaging of products, truck fleet parking, outdoor storage, and maintenance areas.

Use Types

Includes cold storage plants (including frozen food lockers), parcel services, truck or freight terminals, general and limited wholesale and warehousing, and outdoor storage (as a principal use). Warehousing and distribution facilities could include separate warehouses used for storage by retail stores such as furniture and appliance stores; warehouses used for distribution by trucking companies; and household moving and general freight storage. Additional clarification is given to two of the Use Types below.

o Wholesale and Warehousing, General: Firms involved in storage, or the sale and distribution of goods to other locations for ultimate use or sale, as well as similar uses involving high turnover or large scale storage of goods and equipment. The uses may include on-site sales or taking of orders and display areas or showrooms of up to twenty percent (20%) of the building area. Businesses may or may not be open to the general public. While retail sales are a permitted accessory use, sales are predominantly to businesses, contractors, and other wholesale customers. Products are generally delivered to the customer with limited will-call pick-up on site.

o Wholesale and Warehousing, Limited: Firms involved in smaller scale storage or the sale and distribution of goods to other locations for ultimate use or sale. Limited wholesale and warehouse uses are generally less than fifty thousand (50,000) square feet in area, and generally operate less than sixteen (16) hours a day. Such uses may include distributor showrooms designed to display products for selection by customers. While retail sales are a permitted accessory use, sales are predominantly to businesses, contractors, and other wholesale customers. Products are generally delivered to the customer, although there are provisions for customer pick-up.

Exceptions

Contractor's offices that do not include storage yards are classified as Offices. Use Types that involve the transfer or storage of solid or liquid wastes are classified as Waste-Related Services.

(6) Waste-Related Services

Characteristics

The Waste-Related Services Use Category includes Use Types that receive solid or liquid wastes from others for disposal on the site or for transfer to another location; uses that collect sanitary wastes; uses that manufacture or produce goods or energy from the composting of organic material; or processing of scrap or waste material. This Use Category also includes Use Types that receive hazardous wastes from others. Accessory uses may include recycling of materials, offices, outdoor storage, and repackaging and trans-shipment of by-products.

Use Types

Includes energy recovery plants, hazardous waste collection sites, recycling drop-off centers, recycling and salvage centers.

17-4-300 Use Specific Standards

(A) Residential Use Classification

(1) Household Living

(a) *Live/Work Units*

Live/Work Units in the SE and VB zones shall be part of a specifically designed complex of live/work units addressing the privacy and livability needs of the residential component of the development and utilizing on-site buffering or screening as necessary to mitigate the impacts of adjacent permitted uses within the district.

(b) *Single Family Attached*

Single-Family Attached uses in the R-2, R-3 and B-1 districts are limited to a maximum of four (4) units attached, and in the SE and VB districts are limited to a maximum of ten (10) units attached.

(c) *Group Home*

(i) *General* Group homes uses shall:

- (1) Be safe and sanitary;
- (2) Not be occupied by a person who would constitute a direct threat to the health and safety of other persons;
- (3) Not locate an off-street parking area closer than twenty-five (25) feet to the property line; and
- (4) Comply with all other relevant local laws, state laws, and other regulations.

(ii) *Spacing* between Group Homes

- (1) Group Home (Type A) uses shall not be located within a radius of three thousand (3,000) feet of another Group Home (Type A) use (measured from the nearest point of the existing home to the nearest point of the proposed home);
- (2) Group Home (Type B) uses shall not be located within a radius of three thousand (3,000) feet of another group home use (measured form the nearest point of the existing home to the nearest point of the proposed home).

(iii) *Description of Services*

The application for a group home (Type A or B) shall include the following:

- (1) A description of the services to be provided and relevant licensing requirements;

- (2) A description of the administrative support to be provided, including office space, equipment, qualified staff to perform the specific activities proposed, and staff supervision;
- (3) A description of the number and qualifications of staff operating the use;
- (4) A description of how volunteers may be used in the provision of services, and the training and supervision volunteers will receive;
- (5) A description of how service records for each client using the facility will be maintained and kept current; and
- (6) A description of how public awareness and education will be promoted on a neighborhood level.

(B) Public Use Classifications

(1) Community Services

Library, Youth Club Facility, Art Gallery, Cultural Facility

Facilities with outdoor seating located within two hundred (200) feet of single-family attached, detached, townhouse or two- (2) to four- (4) family dwellings shall not operate the outdoor portions of the use after 10:00 PM. This restriction shall not apply when the residential units are within the SE and VC districts where mixed uses have been specifically anticipated.

(2) Parks and Open Space

Cemetery, Columbaria, Mausoleum

Columbaria, mausoleums, or other buildings for the purposes of interment located within one hundred (100) feet of vacant land classified as R-1, RE, R-2, or lands on which single-family detached development is located, shall not exceed twenty (20) feet in height. Any building used as a chapel that also contains a mausoleum, the mausoleum shall be considered an accessory use so long as the mausoleum is accessed solely from the inside of the building. Any columbarium that meets the definition and exemption per Sec. 157.123, Wis. Stats., shall be considered an accessory use to a religious institution.

(3) Transportation

(a) *Airport*

Uses and accessory uses associated with Austin Straubel International Airport and the associated airport development area shall comply with the requirements and standards in the Village of Ashwaubenon Comprehensive Plan.

(b) *Passenger Terminal, Surface Transportation*

Shall be located on an arterial or collector street.

(C) Institutional Use Classifications

(1) Day Care

(a) *Child Day Care Center; Preschool*

Child day care centers and preschools shall comply with the following standards:

(i) Location

If not located in a stand-alone building:

- (1) be located on the first floor of a principal structure; and
- (2) be segregated (including the restrooms) from the remaining portion of the building in which it is located.

(ii) *Size*

Not be less than two hundred eighty (280) square feet in size, plus an additional forty (40) square feet in area per child permitted.

(iii) *Outdoor Play Areas*

Outdoor play areas shall:

- (1) Be a minimum of five hundred twenty-five (525) square feet in size, plus an additional seventy-five (75) square feet per child on the site;
- (2) Include a fence at least four (4) feet in height that completely encloses the play area, and is designed so all persons entering the play area are within direct line of sight from the classroom areas;
- (3) Not locate play equipment within the required front yard or setback of any district;
- (4) Be safely segregated from parking, loading, or service areas; and e. Not conduct outdoor play activities after 8:00 PM.

(iv) *Parking Area, Vehicular Circulation, and Drop-Off and Pick-Up*

Design parking areas and vehicular circulation patterns to:

- (1) Enhance the safety of children as they arrive at and leave the facility; and
- (2) Include a designated pick-up and delivery area, providing at a minimum one (1) parking space per twenty (20) children, that is located adjacent to the child care structure in such a way that children do not have to cross vehicular travel ways to enter or exit the center.

(v) *Located on Site of Religious Institution*

If located on the site of a religious institution, be allowed as an accessory use only if designed and located to be compatible with adjacent land uses in terms of hours of operation, noise, lighting, parking, and similar considerations, and not cause significant traffic impacts.

(vi) *Accessory Uses*

If allowed as an accessory use to a Retail Sales and Service or floor area of the principal use.

- (1) *In-Home Day Care*
In-home day care uses shall comply with the following standards:
 - (a) *Obtain Site Plan Approval*
Obtain approval of a Site Plan (Article 2) that depicts compliance with the standards in this subsection;
 - (b) *Maximum Size*
Be limited to a maximum of six (6) person receiving care;
 - (c) *Outdoor Play Area*
If an outdoor play area is provided, it shall be fenced with an opaque fence at least four (4) feet high;
 - (d) *Ashwaubenon Building Code*
In-home day care uses with five (5) or more persons shall comply with the standards for such uses identified in the commercial codes currently adopted by the Village; and
 - (e) *Comply with Off-Street Parking Standards*
Comply with all applicable standards in Article 6.

(2) Educational Facilities

- (a) *Colleges and Universities*
Uses associated with a college or university shall:
 - (i) Only be permitted in conjunction with and on the same site as a college or university use; and
 - (ii) Meet the parking requirements for the corresponding Use Type in Article 6.
- (b) *School, Elementary, Middle, or Senior High*
Any elementary, junior, or high school proposed within R-1, RE, or R-2 residential districts shall:
 - (i) *Front Arterial or Collector Street*
Be located on a parcel or site which fronts an arterial or collector street that has adequate capacity for the ultimate size of the campus; and
 - (ii) *Temporary Structures*
If temporary structures are needed for expansion space, such structures shall:
 - (1) Not be located between the principal building and any abutting right-of-way (an exception to this standard shall be considered where there is no other practical alternative due to topography, presence of utilities or easements, existence of undisturbed open space and buffers, or other site features that area beyond the landowners' control); and

- (c) *Athletic Facilities*
Athletic facilities shall be located and designed to minimize impacts, especially noise and light, on any surrounding residential property.

(3) Health Care Facilities

- (a) *Hospital*
A hospital shall comply with the following standards:

- (i) *Area*
Be located on a site or parcel a minimum of five (5) acres in area;
- (ii) *Location on Arterial or Collector Street*
Be located on an arterial or collector street; and
- (iii) *Public Water and Wastewater*
Be served by a public water and wastewater system.

- (b) *Medical and Dental Clinic*
A medical or dental clinic in the I-2, I-1, and IP districts shall be limited to occupational health practice.

- (c) *Drug and Alcohol Treatment Facility*
Drug and alcohol treatment facilities shall comply with the standards for group home uses in Section 17-4-300(A)1c), Group Home (Type A and B), regardless of the number of patients.

(4) Institutions

- (a) *Assisted Living Facility; Nursing Home; Psychiatric Treatment Facility*

- (i) *Retail Sales and Services*
Any supporting retail sales and services uses accessory to the principal use shall be enclosed within the principal structure, shall not exceed twenty percent (20%) of the conditioned floor area of the principal structure, and shall only be accessed through the principal structure.
- (ii) *Front Arterial or Collector Street in R-2*
Any Assisted Living Facility in the R-2 district shall be located on a parcel or site that fronts an arterial or collector street.

- (b) *Convention Center*

- (i) *Front Arterial or Collector Street*
Any Convention Center shall be located on a parcel or site that fronts an arterial or collector street.

- (c) *Religious Institution*

- (i) **Front Arterial or Collector Street**
Any religious institution with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities shall be located on a parcel or site that fronts an arterial or collector street; and
- (ii) **Child Day Care Center**
Design any accessory child day care center or overnight child care center associated with the religious institution to comply with the standards of Section 17-4-300(C), Child Day Care Center; Preschool.
- (iii) **Modifications of Standards**
The Zoning Administrator/SPRC shall have the authority to grant modifications to any of the standards listed in this section in order to eliminate a substantial burden on religious exercise as guaranteed by the federal Religious Land Use and Institutionalized Persons Act of 2000 (42 U.S. Code Sec. 2000), as amended. In granting such a modification, the Zoning Administrator/SPRC may require conditions consistent with the federal act that will secure substantially the objectives of the modified standards and that will substantially mitigate any potential adverse impact on the environment or on adjacent properties.

(D) **Industrial and Related Uses Classification**

- (1) **Extractive Industry**
Extractive Industry uses shall:
 - (a) *Minimum Separation*
Be located at least one thousand (1,000) feet from any residential district, existing residential use, religious institution use, community service use, day care use, school (elementary, middle, or senior high), or public park; and
 - (b) *Fencing Required*
Be surrounded by an opaque fence that is at least eight (8) feet high, located no less than one hundred (100) feet from any public right-of-way, and located no less than fifty (50) feet from any adjacent property.
- (2) **Industrial Services**
 - (a) *Building, Heating, Plumbing, or Electrical Contractor*
Contractor facilities in the BP district shall not include the outside storage of heavy equipment or bulk storage of raw materials.

- (b) *Electric Motor Repair; Machine Shop; Tool Repair*
Electric motor repair, machine shops, and tool repair uses shall:

Repair and store all machines within an enclosed building. Temporary storage may be allowed in an outdoor storage area that shall be no larger than twenty- five percent (25%) of the total lot area. Such areas shall be located to the rear of the principal structure and be screened with a wooden fence or masonry wall in accordance with Chapter 5 Article IX and approved by SPRC. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.

- (c) *Heavy Equipment Sales, Rental, or Repair:*

- (i) *Displays within Setbacks and Buffers*
Not locate heavy equipment displays within a required setback or perimeter buffer;

- (ii) *Vehicle Display Pad*
Not have more than one (1) heavy equipment display area for every one hundred (100) feet of street frontage;

- (iii) *Not Display on Top of Building*
Not place heavy equipment or other display on top of a building; and

- (iv) *Public Address Systems*
Have no outdoor speaker or public address system which is audible off-site.

- (d) *Laundry, Dry Cleaning, and Carpet Cleaning Facilities:*

- (i) *Enclosure*
Be within an enclosed building; and

- (ii) *Nonflammable Enclosure*
Use nonflammable liquids in the cleaning processes that emit no odor, fumes, or steam detectable to normal senses from off the premises.

- (3) Manufacturing and Production

- (a) *Manufacturing, Heavy:*
Heavy Manufacturing uses shall:

- (i) *Minimum Separation*
Be located at least five hundred (500) feet from any residential district, existing residential use, religious institution use, community service use, day care use, school (elementary, middle, or senior high), or public park;

- (ii) *Screen Outdoor Storage Areas*
Outdoor storage areas shall be located to the rear of the principal structure and be screened with a fence or masonry wall no less than eight (8) feet in height in accordance with Chapter 5 Article IX and approved by SPRC. The height of materials and equipment shall not exceed the height of the screening fence or wall;
 - (iii) *On-Site Circulation*
Be designed to ensure proper functioning of the on-site transportation circulation system; and
 - (iv) *Access*
Have direct access onto an arterial or major collector street, or vial local roads that only traverse in I-2 district.
- (b) *Limited Manufacturing:*
- (i) *On-Site Deliveries*
Be located on a site that can accommodate all loading and unloading activities and can provide access for anticipated truck traffic without requiring backing off of public streets or other impacts to traffic flow;
 - (ii) *Truck Traffic Generated*
Be limited to uses that average less than ten (10) tractor trailer trips per week, and no more than three (3) on any day;
 - (iii) *Present a Business Presence to the Street*
Be designed to present a finished business appearance to the street, including the use of appropriate professionally designed signage, using window displays or otherwise maintaining visual access through existing building storefronts, and rehabilitating and maintaining established landscape areas, parking areas, sidewalks, and other building façade and entry features;
 - (iv) *Limited Outdoor Storage*
Be designed with only limited outdoor storage which is fully screened by a solid fence or wall of a maximum six (6) feet in height. The building material for the screening shall be determined at the time of special exception approval, but shall generally be a masonry wall or other appropriate higher quality design when facing a street, but may be a wooden fence when facing non-public or service areas on adjoining properties.
 - (v) *Transitional Use in the VC and SE Districts*
Limited Manufacturing in the VC and SE Districts is intended to be a transitional use in existing industrial/warehouse buildings in areas that have not redeveloped to the mix of dense uses reflected in the purpose statement and permitted uses of the district.
- (c) *Special Heavy Manufacturing*
Demonstrate that all external impacts have been mitigated to protect surrounding uses to the greatest extent practicable through the use of noise mitigating construction and emission scrubbing technology, as well as oversized buffers and/or screening to mitigate impacts that could affect the marketability of surrounding properties.

- (i) *Minimum Separation*
Be located at least five hundred (500) feet from any residential district, existing residential use, religious institution use, community service use, day care use, school (elementary, middle, or senior high), or public park;
 - (ii) *On-Site Circulation*
Be designed to ensure proper functioning of the on-site transportation circulation system; and
 - (iii) *Access*
Have direct access onto an arterial or major collector street, or vial local roads that only traverse in I-2 district.
- (4) Self-Service Storage
- (a) *Commercial Uses Permitted On-Site*
The only commercial uses permitted on-site shall be the rental of storage bays, the pickup and deposit of goods or property in dead storage. Storage bays shall not be used to manufacture, fabricate, or process goods; service or repair vehicles, small engines, or electrical equipment, or conduct similar repair activities; conduct garage sales or retail sales of any kind; or conduct any other commercial or industrial activity on the site.
 - (b) *Security of Caretaker Quarters*
No more than one (1) security or caretaker quarters may be developed on the site.
 - (c) *Not Legal Address*
Individual storage bays or private postal boxes within a self-service storage facility use shall not be considered premises for the purpose of assigning a legal address.
 - (d) *Enclosed Buildings*
Except as provided in this subsection, all property stored on the site shall be entirely within enclosed buildings
 - (e) *Open Storage of Recreational Vehicles and Dry Storage of Boats*
Open storage of recreational vehicles and travel trailers, and dry storage of pleasure boats of the type customarily maintained by persons for their personal use shall be permitted within a self-storage facility use, provided that the following standards are met:
 - (i) *Designated Area*
The storage shall occur only within a designated area, which shall be clearly delineated;
 - (ii) *Storage Area Size*
The storage area shall not exceed twenty-five percent (25%) of the buildable area of the site;
 - (iii) *Screening*
Outdoor storage areas shall be located to the rear of the principal structure and be screened with a fence or masonry wall no less than eight (8) feet in height in accordance with Chapter 5 Article IX and approved by SPRC;

- (iv) *No Storage within Setbacks*
Storage shall not occur within the area set aside for minimum building setbacks;
- (v) *No Dry Stacking of Boats*
No dry stacking of boats shall be permitted on site; and
- (vi) *No Vehicle Maintenance, Washing or Repair*
No vehicle maintenance, washing, or repair shall be permitted.
- (f) *Lot Area*
The minimum lot area shall be three (3) acres.
- (g) *Minimum Separation between Buildings*
If separate buildings are constructed, there shall be a minimum separation of ten (10) feet between buildings.
- (h) *Lighting*
Outdoor lighting shall be the minimum necessary to discourage vandalism and theft.
- (i) *Hours of Operation*
Hours of public access to a self-storage use adjacent to existing residential development or a residential zone district shall be restricted to between 6:00 AM to 10:00 PM.

Mini-warehouse uses must comply with the following additional standards:

- (j) *Height*
With the exception of a structure used as security or caretaker quarters, the maximum height of a self-storage facility shall be twenty (20) feet. In addition, a parapet wall shall be constructed to screen roof-mounted heating and air conditioning and other equipment, if any. The combined height of the building and the parapet wall shall not exceed twenty-five (25) feet.
- (k) *On-Site Circulation*
 - (i) *Interior Parking*
Interior parking shall be provided in the form of aisle ways adjacent to the storage bays. These aisle ways shall be used both for circulation and temporary customer parking while using the storage bays. The minimum width of these aisle ways shall be twenty-one (21) feet if only one- (1) way traffic is permitted, and thirty (30) feet if two- (2) way traffic is permitted;
 - (ii) *Mark Traffic Flow Patterns*
The one- (1) or two- (2) way traffic flow patterns in aisle ways shall be clearly marked. Marking shall consist at a minimum of use of standard directional signage and painted lane markings with arrows; and
 - (iii) *Circulation of Vehicles and Emergency Equipment*
Appropriate access and circulation by vehicles and emergency equipment shall be ensured through the design of internal turning radii of aisle ways.

(l) *Storage Bay Doors*
Storage bay doors shall not face any abutting property located in a residential district nor be visible from any public street.

(m) *Architectural Uniformity*
The exterior façades of all structures shall receive uniform architectural treatment, including masonry, stucco, and painting of surfaces. The colors selected shall be compatible with the character of the neighborhood.

Climate-controlled self-service storage must comply with the following additional standards:

(n) *Building Design*
The building must comply with design standards of Article 6 and as approved by SPRC.

(o) *Central Entrance*
All units shall be accessed through a main or central entrance. This entrance may be separate from the office entrance. Access may also be provided from the office when it is open.

(p) *Loading Area*
The loading area, including adequate turnaround space for emergency vehicles, must be located to the side or rear of proposed structure and, if necessary, screened by a permanent architectural or landscape feature from view from public rights-of-way and public areas of adjoining sites.

(5) Wholesaling, Warehouse, and Freight Movement

(a) *Parcel Services; Truck or Freight Terminal; Wholesale and Warehouse, General (Distribution or Storage):*

(i) *Minimum Separation*
Be located at least two hundred fifty (250) feet from any residential district, existing residential use, religious institution use, community service use, day care use, school (elementary, middle, or senior high), or public park;

(ii) *Displays Outside Setbacks and Buffers*
Not locate storage areas within a required setback or perimeter buffer;

(iii) *Screening*
Locate outdoor storage areas to the rear of the principal structure and be screened with a fence or masonry wall not less than eight (8) feet in height in accordance with Chapter 5 Article IX and approved by SPRC;

(iv) *Public Address Systems*
Have no outdoor speaker or public address system which is audible offsite;

(v) *On-Site Circulation*
Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements; and

- (vi) *Access*
Have direct access onto an arterial or major collector street.
- (b) *Outdoor Storage (as a Principal Use):*
 - (i) *Obtain Site Plan Approval*
Obtain approval of a Site Plan (Article 2) that depicts compliance with the standards in this subsection;
 - (ii) *Screened from View*
Be screened with a wooden fence or masonry wall no less than eight (8) feet in height in accordance with Chapter 5 Article IX and approved by SPRC. The height of materials and equipment stored shall not exceed the height of the screening fence or wall;
 - (iii) *No Customer or Vehicular Circulation*
Not allow customer or vehicular circulation to occur through the area used for outdoor storage; and
 - (iv) *Comply with Article 6*
Comply with the standards in Article 6.
- (c) *Limited Wholesale and Warehousing the VC and SE Districts*
Limited wholesale and warehousing uses in the VC and SE Districts shall:
 - (i) *On-Site Deliveries*
Be located on a site that can accommodate all loading and unloading activities and can provide access for anticipated truck traffic without requiring backing off of public streets or other impacts to traffic flow;
 - (ii) *Truck Traffic Generated*
Be limited to uses that average less than ten (10) tractor trailer trips per week, and no more than three (3) on any day;
 - (iii) *Present a Business Presence to the Street*
Be designed to present a finished business appearance to the street, including the use of appropriate professionally designed signage, using window displays or otherwise maintaining visual access through existing building storefronts, and rehabilitating and maintaining established landscape areas, parking areas, sidewalks, and other building façade and entry features;
 - (iv) *Limited Outdoor Storage*
Be designed with only limited outdoor storage which is fully screened by a solid fence or wall of a maximum six (6) feet in height. The building material for the screening shall be determined at the time of special exception approval, but shall generally be a masonry wall or other appropriate higher quality design when facing a street, but may be a wooden fence when facing non-public or service areas on adjoining properties.

- (v) *Transitional Use*
Limited Wholesale and Warehousing in the VC and SE Districts is intended to be a transitional use in existing industrial/warehouse buildings in areas that have not redeveloped to the mix of dense uses reflected in the purpose statement and permitted uses of the district.

(6) Waste-Related Services

(a) *Energy Recovery Plant; Hazardous Waste Collection Site:*

(i) *Obtain Site Plan Approval*

Obtain approval of a Site Plan (Article 2) that depicts compliance with the standards in this subsection;

(ii) *Minimum Separation*

Be located at least one thousand (1,000) feet from any residential district, existing residential use, religious institution use, community service use, day care use, school (elementary, middle, or senior high), or public park;

(iii) *Fencing Required*

Be surrounded by a solid fence that is at least eight (8) feet high, located no less than one hundred (100) feet from any public right-of-way, and located no less than fifty (50) feet from any adjacent property.

(b) *Recycling Drop-Off Center*

A recycling drop-off center shall comply with the following standards:

(i) *Mobility of Collection Bin*

The mobility of the collection bin shall be retained.

(ii) *Location of Collection Bin*

The collection bin shall be located in or adjacent to an off-street parking area, and shall not occupy more than five percent (5%) of the total on-site parking spaces.

(iii) *Appearance*

The bin and adjacent area shall be maintained in good appearance and free from trash.

(c) *Recycling and Salvage Center:*

(i) *Minimum Separation*

Be located at least two hundred fifty (250) feet from any residential district, existing residential use, religious institution use, community service use, day care use, school (elementary, middle, or senior high), or public park;

(ii) *Minimum Lot Area*

Be a minimum of five (5) acres in size;

- (iii) *Configuration*
Not be located within fifty (50) feet of any property line (except for a freestanding office);
- (iv) *Storage Areas*
Effectively screen storage areas from view by walls, fences, or buildings. Such screening shall be designed and installed to ensure that no part of a storage area can be seen from rights-of-way or adjacent lots. In no case shall the height of a recyclable or recovered materials or non-recyclable residue stored in outdoor areas exceed twenty (20) feet or the height of the principal building on the lot, whichever is greater;
- (v) *Fencing Required*
Be surrounded by a solid fence that is at least eight (8) feet high, located no less than one hundred (100) feet from any public right-of-way, and located no less than fifty (50) feet from any adjacent property;
- (vi) *Public Address Systems*
Have no outdoor speaker or public address system which is audible off-site;
- (vii) *Recyclable Materials*
Contain recyclable materials within a leak-proof bin or trailer, and not store materials on the ground;
- (viii) *Limited Sorting and Separation*
Include only limited sorting, separation, or other processing of deposited materials; and
- (ix) *No Collection or Storage of Hazardous or Biodegradable Wastes*
Prohibit storage of hazardous or biodegradable wastes on the site.

(E) Commercial Use Classification

(1) Agriculture

- (a) *Animals*
Any animals raised within the R-1 or R-2 districts are allowed only per Chapter 4 Article I.

(2) Animal Care

- (a) *Animal Grooming*
An animal grooming establishment in commercial districts B-1, B-2, and B-3 shall have no more than one hundred (100) square feet of open run area, and shall be fully enclosed with an opaque fence minimum of six (6) feet high.
- (b) *Kennel, Indoor:*

- (i) *Maximum Number of Animals*
Not board more than twenty (20) animals (not including fish, small reptiles, and rodents kept as domesticated pets) at any given time;
- (ii) *No Unreasonable Noise or Odor*
Be sufficiently insulated so no unreasonable noise or odor can be detected off-premises; and
- (iii) *Accessory Uses*
Allow retail sales and grooming services as accessory uses, as long as these do not include more than twenty-five percent (25%) of the total gross floor area of the principal use.

(c) *Kennel, Outdoor:*

- (i) *Maximum Number of Animals*
Not board more than twenty (20) animals at any given time;
- (ii) *Buildings and Open Runs*
Not locate open runs or buildings used for housing of animals within seventy-five (75) feet of any lot line; and
- (iii) *Accessory Uses*
Allow retail sales and grooming services as accessory uses, as long as these do not include more than twenty-five percent (25%) of the total gross floor area of the principal use.

(d) *Equine Stable*

No equine stable operated as a principal use shall be within three hundred (300) feet of an existing single-family detached dwelling on a different lot, and shall be for personal use only.

(e) *Veterinary Clinic:*

- (i) *Maximum Number of Animals Boarded*
Not more than twenty (20) animals (not including fish, small reptiles, and rodents kept as domesticated pets) at any given time;
- (ii) *Kennels*
Maintain no kennels outside the principal building;
- (iii) *No Unreasonable Noise or Odor*
Be sufficiently insulated so no unreasonable noise or odor can be detected off-premises.

(3) *Eating Establishments*

Eating establishments with more than one use (e.g. restaurant serving alcohol and restaurant with drive-through facilities) must comply with all of the relevant requirements for all of the uses present.

- (a) *Restaurants with Outdoor Seating*
Restaurants having outdoor seating (including, but not limited to, seating for dining or listening to live or recorded acoustic or amplified entertainment outside of the building) shall comply with the following standards:
 - (i) *Setback from Residential District*
The outdoor seating area shall be located no closer than one hundred (100) feet from any single-family attached, detached, townhouse, or two- (2) to four- (4) family dwelling. This restriction shall not apply when the residential units are within the SE and VC districts where mixed uses have been specifically anticipated.
 - (ii) *Hours of Operation*
Restaurants with outdoor seating located within two hundred (200) feet of single-family attached, detached, townhouse or two- (2) to four- (4) family dwellings shall not operate the outdoor portions of the use after 10:00 PM. This restriction shall not apply when the residential units are within the SE and VC districts where mixed uses have been specifically anticipated.
 - (iii) *No Obstruction of Pedestrian Movement*
The outdoor seating area shall not obstruct the movement of pedestrians along sidewalks to and through areas intended for public use.
 - (iv) *Service of Food and Beverages*
Employees of the establishment shall serve food and beverages in the outdoor seating area.
 - (v) *Compatibility and Compliance with Building Codes and State Regulations*
In approving the use, the Village may impose conditions relating to the location, configuration, and operational aspects of such outdoor seating area to ensure its compatibility with surrounding uses, its architectural consistency with the restaurant, and its compliance with the Village's building codes and all relevant state laws and regulations.
- (b) Restaurants with Drive-Through Facilities:
 - (i) *Proximity to Residential Districts*
The order box and/or pickup window shall be located no closer than seventy-five (75) feet from any residential district, shall have appropriate screening for noise and light upon residential lots, and shall be limited in hours of operation if within one hundred fifty (150) feet of a residential district;
 - (ii) *Not Obstruct Pedestrian Movement*
Design and locate the drive-up window or outdoor area so as not to obstruct the movement of pedestrians along sidewalks or through areas intended for public use; and
 - (iii) *Compatibility and Compliance Village Conditions*
Be subject to Village-imposed conditions relating to the location, configuration, and operational aspects of the drive-through window to ensure its compatibility with surrounding uses, its architectural consistency with the principal use, and its compliance with the Village's building codes and all relevant state laws and regulations.

(c) Restaurants in I-1, I-2, IP, or BP Districts:

(i) *Location*

Restaurants shall be located along arterial or collector roads, or in designated or clustered retail service areas at entrances to or locations central to major employment areas.

(ii) *Compatibility with Surrounding Uses*

Restaurants shall be designed and located such that customer traffic, cooking smells, or other impacts do not adversely affect nearby businesses, or otherwise change the business and industrial character of the district.

(4) Conference centers:

(a) Limited Occupancy

Such facilities shall be limited to a maximum capacity of five hundred (500) persons.

(b) *Accessory Uses*

Dining and banquet facilities may be provided for employees, trainees, and conferees. The banquet and dining facilities shall not exceed twenty percent (20%) of the total area of the principal permitted structure.

(c) *No Products Sold On-Site*

No products shall be sold on-site except those that are clearly incidental and integral to the training programs and seminars.

(d) *On-Site Recreation Facilities*

On-site recreation facilities may be used solely by employees, trainees, or conferees.

(e) *Access*

There shall be no more than two (2) points of access to a public road, unless deemed appropriate by SPRC. This requirement shall not preclude an additional access for emergency vehicles only.

(5) Offices

Office uses in B-1 shall not exceed ten thousand (10,000) square feet.

(6) Parking, Commercial

(a) *Parking Lot:*

(i) *Obtain Site Plan Approval*

Obtain approval of a Site Plan (Article 2), that depicts compliance with the standards in this subsection;

- (ii) *Principal Use*
Be the principal use. Parking spaces may be rented for parking. No other business or any kind shall be conducted on the lot, including repair service, washing, display, or storage of vehicles or other goods;
- (iii) *Location*
Not be contiguous to lands in the single-family residential districts (R-1, RE, R-2, R-3) or existing single-family detached development;
- (iv) *Frontage Limited*
Limit street frontage in the VC and SE districts to one hundred twenty (120) feet; and
- (v) *Comply with Off-Street Parking Standards*
Comply with all applicable off-street parking standards Article 6.

(b) *Parking Structure:*

- (i) *General*
Be the principal use. Parking spaces may be rented for parking. Retail sales and service uses and office uses are allowed to be developed on the first floor.
- (ii) *Not Located Contiguous to Single-Family Districts*
Not be located contiguous to R-1, RE or R-2 districts or existing single-family detached development.
- (iii) *Parking Structure in the VC and SE District*
If in the VC and SE district, have retail or office uses on the bottom floor across the entire width of street frontage on arterial and collector streets, except for required entrances and the attendant station.

(7) Recreation/Entertainment, Indoor

- (a) *Auditorium*
Auditoriums shall meet the use specific standards for convention centers (Section 17-4-300(C)4)b), Convention Center).
- (b) *Commercial Recreation, Indoor*
Indoor commercial recreation uses in the I-1, I-2, IP, and BP districts shall comply with the following:
 - (i) *Specialized Buildings*
Uses are limited to facilities specifically requiring specialized buildings such as gymnastics schools, indoor rock climbing facilities, indoor sports fields, and the like. Applicants must provide information about the nature of the proposed activity and the need for an industrial-scale building (i.e., specialized equipment needs, noise impacts, high ceiling height, etc.).

- (ii) *Vehicular Access, Parking, and Circulation*
All vehicular access, parking, and circulation must be designed to minimize conflicts with the access, parking, and circulation for industrial uses in the vicinity.
- (iii) *Pedestrian Circulation*
Pedestrian circulation routes must be provided between parking areas and entrances to recreation uses so as not to conflict with vehicular traffic, particularly truck traffic, associated with nearby industrial uses.
- (iv) *Safety*
Applicant must provide a site plan that is designed to minimize land use conflicts and protect public safety. Areas used for customer parking or circulation may require additional lighting depending on existing conditions.
- (v) *Compatibility*
Applicant must prove to the satisfaction of the SPRC that all aspects of the recreation use will be compatible with all adjacent existing and permitted future uses.

Indoor commercial recreation uses in the B-1 district shall comply with the following:

- (1) Size of indoor commercial recreation uses is limited to a maximum of ten thousand (10,000) square feet.

(8) Recreation/Entertainment, Outdoor

- (a) *Arena, Stadium*
All arenas, amphitheaters, or stadiums shall:
 - (i) *Minimum Separation*
Be located at least five hundred (500) feet from Household Living uses, or vacant land classified in the R-1, R-2 or RE zone districts;
 - (ii) *Lot Area*
Be at least five (5) acres in area;
 - (iii) *Frontage*
Have a minimum of four hundred (400) feet of frontage on an arterial or major collector street, at the primary point of access;
 - (iv) *Vehicular Access*
Locate access points to minimize vehicular traffic to and through local streets in residential neighborhoods; and
 - (v) *Safety Fences*
Provide safety fences up to a height of eight (8) feet, if necessary, to protect the general health, safety, and welfare in accordance with Chapter 5 Article IX.

(9) Retail Sales and Services

(a) *Large Retail Development*
[Reserved]

(b) *Alcohol Sales*
[Reserved] (Ord. No. 07-5-15, 07-28-15)

(c) *Alternative Financial Services:*

- (i) Not be located any nearer than five thousand (5,000) feet to any other alternative financial services establishment or pawn shops.
- (ii) Not be located any nearer than five hundred (500) feet to any residential zoning district, schools, religious institutions, parks, or childcare facilities.
- (iii) Limit hours of operation to 8:00 a.m. to 8:00 p.m.
- (iv) Drive-thru transaction stations are prohibited.
- (v) Require unobstructed view of the business from a public street, a security plan (window bars, chains, etc. are prohibited), and other approved operating and development standards.
- (vi) Have at least 30 percent of a first floor facade that faces a public street shall be windows or doors of clear or lightly tinted glass that allow views into the building at eye level. The business window shall not be obscured in any way, including by temporary or painted window signs. Neon signs are prohibited. The petitioner is to implement the recommendations made by the village board regarding site security.
- (vii) Have all receipt, sorting or processing of goods occurring within a completely enclosed building.
- (viii) Have building lighting to provide illumination for security and safety of parking and access areas.

Note: Other retail establishments where less than ten percent of usable floor space is dedicated for AFS services are not subject to items 1 thru 5 above.

(d) *Bar, Nightclub, or Cocktail Lounge:*

- (i) *Minimum Separation*
Be located at least three hundred (300) feet from any residential zone district or portion of a Planned Unit Development (PUD) designated for residential use, religious institutional use, day care use, or a school, with the exception of the VC and SE districts.

(ii) *Management of Impacts*

Provide a written plan to manage potential impacts on the surrounding neighborhoods and businesses, including:

- (1) Acknowledgement of the Village noise ordinance standards and monitoring noise created by the establishment and its patrons.
- (2) Provision of lighting to secure parking lots and other outside areas while complying with Zoning Ordinance lighting standards.
- (3) Provision of appropriate security to control crowds based on size and type of activity, including the discouragement of parking lot loitering.
- (4) Advising patrons to park only in appropriate locations on the establishment's property or neighboring properties where written permission has been granted.

(iii) *Outdoor Activities (as approved by the Village):*

- (1) Only allow employees of the establishment to serve food and beverages in the outdoor area;
- (2) Any establishment with outdoor seating or outdoor live entertainment must comply with the standards in Section 17-4-300(D)3a), Restaurants with Outdoor Seating; and
- (3) Be subject to Village-imposed conditions relating to the location, configuration, and operational aspects of outdoor area to ensure its compatibility with surrounding uses, its architectural consistency with the principal use, and its compliance with the Village's building codes and all relevant state laws and regulations.

(e) *Business Service Establishment*

(i) Business service establishments in the neighborhood B-1 districts shall:

- (1) **Floor Area**
Have floor areas of an individual establishment that do not exceed ten thousand (10,000) square feet in area.
- (2) **Enclosed Building**
Conduct business activities of the establishment within an enclosed building, with no more than twenty percent (20%) of the gross floor area devoted to storage;
- (3) **Retail Sales Only**
Only sell products and services at retail; and
- (4) **Hours of Operation**
Limit the hours of operation to between 6:00 AM and 10:00 PM.

- (ii) Business services establishments in the BP or IP districts shall comply with the following standards:
 - (1) **Location**
Business services establishments located along arterial or collector roads, or in designated or clustered retail service areas at entrances to or locations central to major employment areas.
 - (2) **Compatibility with Surrounding Uses**
Business services establishments shall be designed and located such that customer traffic or other impacts do not adversely affect nearby businesses, or otherwise change the business and industrial character of the district.

- (f) *Convenience Store*
 - (i) A convenience store with gasoline sales shall comply with the standards for automobile service stations in Section 17-4-300(D)10h), Gasoline Filling Station.
 - (ii) Convenience stores in the BP or IP districts shall comply with the following standards:
 - (1) **Location**
Convenience stores shall be located in designated or clustered retail service areas at entrances to or locations central to major employment areas.
 - (2) **Compatibility with Surrounding Uses**
Convenience stores shall be designed and located such that customer traffic or other impacts do not adversely affect nearby businesses, or otherwise change the business and industrial character of the district.

- (g) *Crematory*
Be located at least one thousand (1,000) feet from any residential district or any lot containing a residential use.

- (h) *Financial Institution*
Drive-through facilities associated with a financial institution shall:
 - (i) *Canopies*
Have a substantial roof structure in keeping with the style, scale, and materials of the primary building;
 - (ii) *Drive-Through Locations*
Be situated to the side and preferably to the rear of the primary building.

- (i) *Pawn Shop*
Pawn shops, subject to the following conditions:

- (i) Cannot be located any nearer than 5,000 feet to any other pawn shops or alternative financial services establishment.
- (ii) Cannot be located any nearer than 500 feet to any residential zoning district, schools, religious institutions, parks, childcare facilities, firearm dealers or businesses selling alcohol.
- (iii) Hours of operation are limited to 8:00 a.m. to 8:00 p.m.
- (iv) Requires unobstructed view of the business from a public street, a security plan (window bars, chains, etc. are prohibited), and other approved operating and development standards.
- (v) At least 30 percent of a first floor facade (primary façade that contains the primary public entrance) and/or that faces a public street shall be windows or doors of clear or lightly tinted glass that allow views into the building at eye level. The business window shall not be obscured in any way, including by temporary or painted window signs. Neon signs are prohibited. The petitioner is to implement the recommendations made by the village board regarding site security.
- (vi) All receipt, sorting or processing of goods shall occur within a completely enclosed building.
- (vii) The building shall have lighting to provide illumination for security and safety of parking and access areas.
- (viii) All establishments to comply with Chapter 6, Article XIII, sections 6-450 to 6-455 of the Municipal Code.

(j) *Personal Service Establishment*

- (i) Personal service establishments in the B-1 neighborhood district shall:
 - (1) **Floor Area**
Have floor areas of an individual establishment that do not exceed ten thousand (10,000) square feet in area;
 - (2) **Enclosed Building**
Conduct the business activities of the establishment within an enclosed building, with no more than twenty percent (20%) of the gross floor area devoted to storage;
 - (3) **Retail Sales Only**
Only sell products at retail; and
 - (4) **Hours of Operation**
Limit the hours of operation to between 6:00 AM and 10:00 PM.
- (ii) Personal service establishments in the BP or IP districts shall:
 - (1) **Location**

Personal services establishments shall be located in designated or clustered retail service areas at entrances to or locations central to major employment areas.

(2) *Compatibility with Surrounding Uses*

Personal services establishments shall be designed and located such that customer traffic or other impacts do not adversely affect nearby businesses, or otherwise change the business and industrial character of the district.

(k) *Pharmacy, Limited*

Limited pharmacies shall have a maximum floor area of four thousand (4,000) square feet. Any pharmacy larger than four thousand (4,000) square feet shall be classified under the “Retail Sales Establishment, Indoor” category.

(l) *Repair Establishment*

Repair establishments in B-1 shall have a maximum floor area of five thousand (5,000) square feet. No outdoor storage is permitted.

(m) *Retail Sales Establishment, Outdoor:*

(i) *Display Area Surfacing*

Display merchandise on a paved surface.

(ii) *Display Area Location*

All merchandise/materials must be displayed outside of required front, side, and rear yards as per Municipal Ordinance. Display areas may not intrude into required parking areas, buffers, or other required landscaping.

(iii) *Merchandise Separation*

Structures that are displayed as merchandise (i.e., storage buildings, car ports, play sets, gazebos, etc.) must maintain a five (5) foot separation between structures.

(iv) *Bulk Materials*

Any bulk materials sold onsite must be less than thirty-six (36) inches in height or must be completely screened from view from public rights-of-way and/or public areas of adjoining sites by an opaque fence no more than six (6) feet high or a solid landscape screen. Bulk materials shall not exceed the height of the screening fence or landscape material.

(n) *Tattoo Studio*

(i) Cannot be located any nearer than 1,200 feet to any other tattoo studio facility.

(ii) Hours of operation are limited to 8:00 a.m. to 10:00 p.m.

(iii) Shall be a separately enclosed space located within a personal care establishment containing other personal care services.

- (iv) At least 30 percent of a first floor façade (primary façade that contains the primary public entrance) and/or that faces a public street shall be windows or doors of clear or lightly tinted glass that allows views into the building at eye level and shall not be obscured in any way. Neon signs are prohibited.
- (v) Cannot display signage visible from the outside of the premises that are illustrative of the services or merchandise offered on the premises.

(10) Vehicle Sales and Services

(a) *Automobile Painting/Body Shop:*

(i) *Minimum Separation*

Be located at least two hundred fifty (250) feet from any residential district;

(ii) *Parked Vehicles*

Not park or store a vehicle as a source of parts, or park or store a vehicle for the purpose of sale or lease/rent;

(iii) *Lighting*

Design and arrange all lights and lighting so no source of light shall have a direct glare from any residential district;

(iv) *Enclosure*

Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than twenty-five percent (25%) of the total lot area. Such areas shall be located to the rear of the principal structure and be screened with a fence or masonry wall in accordance with Chapter 5 Article IX and approved by the SPRC. The height of materials and equipment stored shall not exceed the height of the screening fence or wall; and

(v) *Vehicle Storage*

Not store or park a vehicle that has been repaired and is awaiting removal for more than thirty (30) consecutive days. In cases where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the thirty (30) day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means. Storage of inoperable vehicles or parts shall not exceed twenty-one (21) days.

(b) *Automobile Parts Sales and Installation:*

- (i) *Enclosure*
Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than twenty-five (25%) of the total lot area. Such areas shall be located to the rear of the principal structure and be screened with a fence or masonry wall in accordance with Chapter 5 Article IX and approved by the SPRC. The height of materials and equipment stored shall not exceed the height of the screening fence or wall;
 - (ii) *Public Address Systems*
Have no outdoor speaker or public address system that is audible off-site;
 - (iii) *Trash Storage*
Provide adequate, enclosed trash storage facilities on the site; and
 - (iv) *Test Drives*
Not test drive vehicles on residential streets.
 - (v) *Automobile Parts, Sales and Installation in BP District*
Be restricted to the sales and installation of non-mechanical specialty items, except where located on an arterial or collector road. Such items include electronics, security systems, interior and exterior specialty accessories, and similar items that can be installed with little or no noise or other external impacts. No outside equipment or vehicle storage shall be permitted with such uses in the BP district.
- (c) *Automobile Rental and Sales; Recreational Vehicle/Travel Trailer Rental and Sales; Truck or Tractor Rental or Sales:*
- (i) *Vehicle Display Pad*
 - (1) Not have more than one (1) vehicle display pad for every one hundred (100) feet of street frontage. The vehicle display pad may be elevated up to two (2) feet above adjacent displays or grade level;
 - (2) Have no racks that tilt vehicles in any way to show the underside, unless located inside a showroom;
 - (ii) *Not Display on Top of Building*
Not display vehicles or other similar items on top of a building;
 - (iii) *Public Address Systems*
Have no outdoor speaker or public address system that is audible off-site;
 - (iv) *Other Materials for Sale*
Display no other materials for sale between the principal structure and the street; and
 - (v) *Test Drives*
Not test drive vehicles on residential streets.

- (vi) *Automobile Rental and Sales in BP District*
Be restricted to automobile rental, or the sale of specialty vehicles in the BP district, except where located on an arterial or collector road. Such vehicles include collector vehicles, racing vehicles, vehicles modified for the disabled, or other vehicles that have a similar limited market. All vehicles must be stored inside the building or in lots to the rear of the building.
- (d) *Automobile Repair and Servicing (without Painting/Bodywork):*
 - (i) *On-Site Circulation*
Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements;
 - (ii) *Enclosure*
Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than twenty-five percent (25%) of the total lot area. Such areas shall be located to the rear of the principal structure and be screened with a wooden fence or masonry wall in accordance with Chapter 5 Article IX and approved by the SPRC. The height of materials and equipment stored shall not exceed the height of the screening fence or wall;
 - (iii) *Public Address Systems*
Have no outdoor speaker or public address system which is audible off-site;
 - (iv) *Trash Storage*
Provide adequate, enclosed trash storage facilities on the site;
 - (v) *Test Drives*
Not test drive vehicles on residential streets;
 - (vi) *Gasoline Sales*
Comply with the standards for a gasoline filling station (Section 4-300(C)(10)(h), Gasoline Filling Station) if gasoline is sold on-site;
 - (vii) *Parked Vehicles*
Not park or store a vehicle as a source of parts, or park or store a vehicle for the purpose of sale or lease/rent; and
 - (viii) *Vehicle Storage*
Not store or park a vehicle that has been repaired and is awaiting removal for more than thirty (30) consecutive days. In cases where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the thirty (30) day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means. Storage of inoperable vehicles or parts shall not exceed twenty-one (21) days.
- (e) *Automotive Wrecker Service:*

- (i) *Number of Vehicles*
Be limited to nine (9) vehicles or fewer;
 - (ii) *Duration*
Not store vehicles for more than ninety (90) days;
 - (iii) *Location*
Store vehicles to the rear of the principal structure behind a wooden fence or masonry wall in accordance with Chapter 5 Article IX and approved by the SPRC. The height of materials and equipment stored shall not exceed the height of the screening fence or wall;
 - (iv) *Minimum Separation*
Be located at least two hundred fifty (250) feet from any residential zone district, and
 - (v) *Compliance with Landscaping Standards*
Comply with all landscaping in Article 6.
- (f) *Boat and Marine Rental and Sales:*
- (i) *Displays within Setbacks and Buffers*
Not locate boat and marine equipment displays within a required setback or perimeter buffer;
 - (ii) *Vehicle Display Pad*
Not have more than one (1) boat or marine display pad for every one hundred (100) feet of street frontage. The display pad may be elevated up to two (2) feet above adjacent displays or grade level;
 - (iii) *Public Address Systems*
Have no outdoor speaker or public address system which is audible off-site; and
 - (iv) *Other Materials for Sale*
Not display other materials for sale between the principal structure and the street.
- (g) *Car Wash or Auto Detailing:*
- (i) *Minimum Separation*
Be located at least two hundred fifty (250) feet from any residential district, unless all of the following conditions are met;
 - (1) An attendant must be onsite at all times that the establishment is open for business; and
 - (2) All washing, waxing, and machine drying must be conducted inside the building (vacuuming, hand drying, and hand waxing of vehicles may take place outside); and
 - (3) Building openings for vehicle entry shall not face any adjacent residential property line (minimum sixty (60) degree offset required); and

- (4) All vacuums and air compressors located outside must be designed such that noise does not exceed sixty (60) decibels at or beyond any property line; and
- (5) A solid six (6) foot high fence or wall must be provided along any property line that adjoins a residential district, existing residential use, religious institution use, community service use, daycare use, school (elementary, middle, or senior high), or public park.
- (ii) *On-Site Circulation*
Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements;
- (iii) *Trash Storage*
Provide adequate, enclosed trash storage facilities on the site.
- (iv) *Automatic Car Wash with Automotive Service Station*
If an automatic car wash is an accessory use to a gasoline filling station, it shall be governed by the use and dimensional standards applicable to the gas sales use.
- (h) *Gasoline Filling Station:*
 - (i) *Separation*
Be located at least two hundred fifty (250) feet from any residential district;
 - (ii) *Design*
 - (1) Primary gasoline filling station buildings shall be designed like traditional commercial structures, to include wooden or vinyl siding, stone, brick, or stucco-type exterior and a sloped roof or a flat roof that is screened with a parapet façade;
 - (2) Gasoline pump canopies shall mimic rooflines and surface materials of the roof of the principal structure;
 - (iii) *Gasoline Pump Location*
Gasoline pumps shall be located to the side or rear of buildings to allow for direct pedestrian connection from the building to the primary street. Layouts with pumps between the street and building may be approved SPRC for highway oriented locations where auto serving land uses predominate and pedestrian activity is limited.
 - (i) *Truck Stops*
A truck stop shall meet the standards for a gasoline filling station (Section 17-4-300(D)10h), Gasoline Filling Station).
- (11) Visitor Accommodations
 - (a) *Bed and Breakfast:*

- (i) *Owner-Occupied*
Be owner-occupied with the owner-operator residing on the premises;
 - (ii) *Permitted Use*
Be located within a structure that is permitted within the district in which it is located;
 - (iii) *Cooking*
Not have cooking implements, including but not limited to, stoves, grills, or ovens in individual guest rooms;
 - (iv) *Meals*
Not serve meals other than breakfast to paying guests;
 - (v) *Alterations*
Limit exterior alterations to those necessary to assure safety of the structure or enhance the compatibility of the bed and breakfast with the surrounding neighborhood; and
 - (vi) *Advertising*
Limit advertising to one (1) on-site sign per Municipal Code sign ordinance in Article 6.
- (b) *Campground:*
- (i) *Intensity/Character*
 - (1) *Minimum Area*
Have a minimum lot area of ten (10) acres;
 - (2) *Not Permanent Residence*
Not be used as permanent residences, except for the owner or manager and permanent maintenance personnel who shall reside in caretaker quarters;
 - (3) *Camping Sites*
Provide camping sites a minimum of one thousand two hundred (1,200) square feet in size and at least twenty-five (25) feet in width;
 - (4) *Recreational Area*
Provide a recreational area consisting of one hundred (100) square feet per campsite;
 - (5) *Public Telephone*
Provide at least one (1) publicly available telephone;
 - (6) *Streets and Walks Lighted*
Light streets and walks;
 - (7) *Service Buildings*
Provide service buildings with restrooms and related facilities;

- (8) **Groundcover**
Provide sufficient groundcover to prevent erosion; and
- (ii) **Setbacks**
Be set back one hundred (100) feet from the front yard lot line and fifty (50) feet from the side and rear lot lines.
- (c) **Extended Stay Hotel**
[Reserved]
- (d) **Hotel or Motel**
Hotels or motels shall comply with the following standards:
 - (i) **Area Devoted to Non-Living Quarters**
Up to fifteen percent (15%) of the gross floor area of a hotel or motel may be in non-living quarter incidental uses (accessory uses), including management/employee offices, meeting rooms, banquet halls, retail services such as newsstands and gift shops, and similar uses provided any incidental business is conducted primarily to serve guests and there is not entrance to such places of business except from the inside of the building.
 - (ii) **Eating Establishments**
Up to twenty percent (20%) of the gross floor area of a hotel or motel may be devoted to eating establishments as an accessory use. The eating establishments may have an entrance from outside the principal building.
 - (iii) **Maximum Length of Stay**
The total length of stay for a patron shall not exceed thirty (30) consecutive days during any single visit.

(Ord. No O9-3-16, 9-27-2016, Ord. No O7-7-16, 8-26-2016)

17-4-400 Accessory Uses

- (A) **General Provisions**
 - (1) **General**
Accessory uses are allowed in any district as may be specified in the appropriate district regulations or in this section.
 - (2) **Permit Required**
All accessory buildings shall require the issuance of a building permit.
 - (3) **Conditions**
Accessory uses are allowed only after the principal structure is present or under construction. Construction of an accessory use on a property without a principal structure is subject to Plan Commission review.

- (4) **Modifications Permitted**
The use and/or location requirement stipulated elsewhere in this section may be modified subject to Plan Commission review.

(B) **Accessory Uses Prohibited**

- (1) **Accessory Uses Prohibited in Residential Zone Districts:**
 - (a) Automotive or light truck repair
 - (b) Automotive or light truck sales
 - (c) Welding or metal working shops
 - (d) Machine, tool and die, or similar type shops
 - (e) Heating, ventilation, air conditioning or similar businesses
 - (f) Any and all businesses that would store or park heavy equipment on residential property. The term “heavy equipment” may be defined as backhoes, trenchers, loaders, tractors, bulldozers, graders, cranes, forklifts or similar like equipment
 - (g) Restaurants
 - (h) Antique shops
 - (i) Households holding rummage sales more than four (4) times per year
 - (j) Any other uses or occupation that would have negative impact on the neighborhood and property values, or affects the health, safety and welfare of adjacent residents.

(C) **Accessory Uses and Structures Allowed**

- (1) **Home Occupation**
 - (a) *Zoning Requirement*
Home occupation shall only be conducted in the single-family zoning district or home occupation in duplex or multi-family zoned districts shall be considered a conditional use with the owner/landlord’s written approval or authorization and/or as a condition of the lease/contract. See Conditional Use Permit (CUP).

- (b) *Permit Required*
No one shall conduct a home occupation without first obtaining a permit from the building inspector. The cost of such permit shall be on file in the village clerk's office. If found operating a home occupation without a permit, the fee shall be quadrupled.
- (c) *Compliance with All Federal, State and Local Laws*
All home occupations shall comply with applicable state and federal laws, rules and regulations. Prior to the issuance of a home occupation permit, the applicant shall furnish proof of compliance.
- (d) *Size/Area*
The use of the dwelling unit for the home occupation shall be incidental and subordinate to its use for residential purposes by its occupants and not more than twenty-five (25) percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation. Day care and home care are exempt from the twenty-five (25) percent gross floor area requirement.
- (e) *Accessory Buildings*
No home occupation shall be conducted in accessory buildings.
- (f) *Employees and Residency*
Only occupants of the home or no more than one non-occupant fulltime employee (FTE) as a conditional use (CUP). See conditional use permit (CUP).
- (g) *Neighborhood Compatibility*
 - (i) No change in external appearance
 - (1) There shall be no external evidence of the home occupation, with the exception of signage.
 - (2) Name plates not to exceed one square foot.
 - (ii) Use of vehicles and vehicular traffic
 - (1) No vehicular traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood
 - (2) No home occupation may have deliveries to or from the dwelling more than once in any one month or four times in a 12-month period by truck tractor trailer having a combined maximum vehicle and load weight limit in excess of 10,000 pounds or trailers requiring a license to be operated on highways in the state. This delivery restriction does not apply to step vans vehicles such as United Parcel Service or Federal Express vehicles.
 - (iii) Off-street parking
Only one (1) vehicle whose primary use is associated with the home occupation may be visible. The term "visible" shall be defined as parked on the driveway or on the street.

(iv) Storage

- (1) No combustibles, oxidizers or other potentially dangerous supplies or equipment shall be stored on the premises, unless locked in a metal locker, designed for storage of the same.
- (2) The property shall contain no outdoor display or storage of goods or services that are associated with the home occupation.

(v) Sales Related to Services Provided

All sales in connection with such home occupation shall be clearly related to the service provided.

(vi) No Adverse Impacts

- (1) No equipment/process that creates visual/audio electrical interference.
- (2) There shall be no noise, fumes, glare and vibrations generated by the home occupation.
- (3) There shall be no visual display of products on the premises or there shall be no external visual display of products on the premises.

(h) Acceptable Home Occupations

When within the above requirements, a home occupation includes the following:

- (i) Childcare operation
- (ii) Computer sales and consultation
- (iii) Computerized sign making
- (iv) Daycare/home care operations
- (v) Draperies, tailors and the like
- (vi) Home offices
- (vii) Insurance office
- (viii) Licensed gunsmith
- (ix) Real estate agent offices
- (x) Telecommunications office

(xi) Telemarketing office

(i) Conditional Use Required

The following may be permitted uses providing annual inspections are made of the premises to determine and evaluate health and safety, public welfare and neighborhood property considerations (determine, review and evaluate). These conditional use permits (CUPs) shall be brought to the village board on an annual basis at the last village board meeting in December, with neighbors within two hundred (200) feet being notified of this meeting. All conditional use permits issued to home occupation uses shall be subject to an annual review fee. The cost of such renewal shall be on file in the village clerk's office.

(i) Dog grooming

(ii) Printing

(iii) Cabinet making

(iv) Picture framing

(v) Barbering/hair styling/home beauty salon

(vi) Non-licensed day care/home care/child care

(vii) Any home occupation with a non-occupant fulltime employee (FTE)

(viii) Any home occupation in a duplex or multifamily zoned district

(2) Garage

Every single-family and two-family dwelling shall have a private garage, detached or attached, with the minimum size being twelve (12) feet by twenty-two (22) feet. An attached garage shall be considered as part of the main building. Detached private garages shall be considered accessory buildings.

(3) Accessory Structures in R-1 and R-2 Districts

(a) Accessory buildings allowed, provided that:

(i) On lots with less than 15,000 square feet with an attached one- or two-car garage, the total square footage of accessory buildings may not exceed 576 square feet.

(ii) On lots greater than 15,000 square feet but less than 25,000 square feet with an attached one- or two-car garage, the total square footage of accessory buildings may not exceed 768 square feet.

(iii) On lots greater than 25,000 square feet, the total square footage of accessory buildings may not exceed 936 square feet.

- (iv) The maximum height of accessory buildings shall not exceed 15 feet.
- (v) All accessory buildings over 576 square feet shall be brought the site plan review committee for review.
- (vi) Architectural plans drawn to a scale of one-fourth inch to a foot must be submitted to the village building inspector and the site plan review committee showing the design, grade and building materials prior to the scheduling of the site plan review committee.
- (vii) Every accessory building on a lot containing a two-car attached garage shall have a rear yard of at least six feet and a side yard of at least six feet.
- (viii) Every accessory building on a lot without a two-car attached garage shall have a rear yard setback of at least six feet and a side yard of at least four feet.
- (ix) An accessory building may be replaced in the same location, provided that in the opinion of the building inspector, such setbacks conform with those established in that particular neighborhood.
- (x) No one may construct an accessory building in a utility easement.

(4) Accessory Structures in RE District

(a) *Maximum Size and Number*

The maximum size and number of accessory buildings permitted on parcels zoned RE shall vary depending on parcel size as per Table 17-4-400(1).

(b) *Design and Appearance*

Accessory buildings shall be constructed of materials which are substantially similar to those used in the main building with respect to texture, color and general appearance.

(c) Height Limits

- (i) Side walls shall not exceed ten (10) feet in height.
- (ii) No door shall exceed ten (10) feet in height.
- (iii) See Article 5 for additional height regulations.

(d) Location

Accessory building must be located in the rear yard and shall occupy not more than thirty-five (35) percent of said yard, except for required private garage, which may be located in the side yard

See Appendix: Table 17-4-400 (1): Accessory Structures Permitted In ReDistrict.pdf

(5) Accessory Buildings in R-3, B-1, B-2, B-3, B-4, SE, VC, SB, and BP Zoning Districts

(a) An accessory building within these districts is subject to the review and action of the Site Plan Review Committee. Any accessory buildings within the SE and VC Zoning Districts shall be forwarded to the Planning Commission and Village Board for review and action.

(b) Maximum Size and Number

Only one accessory building may be allowed, which shall not exceed 144 square feet in floor area or 12 feet in height.

(c) Limitations on Use

An accessory building shall only be utilized for cold storage of non-hazardous supplies, lawn/snow equipment, and hand tools.

(d) Architectural Requirements

(i) Exterior materials of the accessory building shall be similar in color and cladding as the principal building, and in no instance shall any exposed or semi-exposed fasteners be used for metal wall panels.

(ii) An accessory building shall be placed on and anchored to a concrete pad with a minimum of four-inch thickness.

(iii) An accessory building shall be constructed in a workmanlike manner and be maintained appropriately.

(iv) Tents, tarps, or similar materials over framing shall not be permitted as a permanent accessory building.

(e) Location

An accessory building shall only be placed in the rear yard and be as minimally visual from a public right-of-way as practical. In no instance shall an accessory building be located within four feet of a side or rear lot line, within ten feet of any other structure, or within any recorded easement.

(f) Landscaping

Landscaping shall be installed and maintained around any accessory building to reduce its visual impact. This requirement shall not apply if the accessory building is located on a parking lot or similar paved area which prevents the installation of landscaping.

(6) Accessory Buildings in I-1, I-2, and I-P Zoning Districts

(a) An accessory building within this district is subject to the review and action of the Site Plan Review Committee.

(b) Maximum Size and Number

Only one accessory building may be allowed, which shall not exceed 240 square feet in floor area or 15 feet in height.

(c) Limitations on Use

An accessory building shall only be utilized for cold storage of non-hazardous supplies, lawn/snow equipment, and hand tools.

(d) Architectural Requirements

(i) Exterior materials shall be durable and visually appealing, and in no instance shall any exposed or semi-exposed fasteners be used for metal wall panels.

(ii) An accessory building shall be placed on, and anchored to, a concrete pad with a minimum of four-inch thickness.

(iii) An accessory building shall be constructed in a workmanlike manner and be maintained appropriately.

(iv) Tents, tarps, or similar materials over framing shall not be permitted as a permanent accessory building.

(e) Location

An accessory building shall be placed in locations that minimize the visual impact from public rights-of-way as practical. In no instance shall an accessory building be located within the front yard, within ten feet of any other structure, or within any recorded easement.

(f) Landscaping

Landscaping shall be installed and maintained around any accessory building to reduce its visual impact. This requirement shall not apply if the accessory building is located on a parking lot or similar paved area which prevents the installation of landscaping.

(7) Accessory Buildings in P-Public Use Zoning Districts

(a) An accessory building within this district is subject to the review and action of the Site Plan Review Committee.

(b) Maximum Size and Number

The maximum size and number of accessory buildings shall be subject to the review and action of the Site Plan Review Committee, taking into account the use of the property and public programs supported by the accessory building.

(c) Limitations on Use

An accessory building shall only be utilized for Village purposes. This section shall not apply to park shelters available for public use or private rental.

(d) Architectural Requirements

- (i) Exterior materials shall be durable and visually appealing, and in no instance shall any exposed or semi-exposed fasteners be used for metal wall panels.
- (ii) Accessory buildings shall be placed on and anchored to a concrete pad with a minimum of four-inch thickness.
- (iii) Accessory buildings shall be constructed in a workmanlike manner and be maintained appropriately.
- (iv) Parking areas and drive lanes shall consist of asphalt, concrete, or paver blocks. Curbing is not required. Gravel may only be utilized for accessory building parking areas and drive lanes in areas not for public use.
- (v) Tents, tarps, or similar materials over framing shall not be permitted as a permanent accessory building.

Ord. No. 10-2-21, 10-26-2021, Ord. No. 1-1-21, 1-26-2021

TABLE 17-4-100(A): TABLE OF ALLOWED USES
P = Permitted Use C = Conditional Use C/U =Conditional Use First Floor/Upper Story Permitted Use U = Upper Story Only
Blank Cell = Prohibited
Applicable Use Specific Standards Listed in Column on Far Right

USE CATEGORY	USE TYPE	ZONING DISTRICTS														ADDITIONAL REQUIREMENTS				
		RESIDENTIAL				BUSINESS								PUBLIC	OVERLAY	Y/N	SECTIONS			
		R-1	R-E	R-2	R-3	B-1	B-2	S-B	B-3	B-4	S-E	V-C	I-1	I-2	S-M			I-P	B-P	P
PUBLIC USES																				
Community Services	Community center, Senior center, youth club facility						P		P									P		17-4-300(B)(1)
	Museums, art galleries, art centers, and cultural facilities								P		P	P						P		17-4-300(B)(1)
	Library	P		P	P	P	P		P		P	P						P		17-4-300(B)(1)
	Emergency services station (fire, EMS, police)										P							P		
Government Facilities	Government maintenance, storage, and distribution facility												P			P		P		
	Government leased facilities or leased lands																	P		
	Government office						P		P	P	U	P					P	P		
	Post office								P		P	P						P		
Parks and Open Areas	Arboretum or botanical garden		P									P						P		
	Cemetery, columbaria, mausoleum																	C		17-4-300(B)(2)
	Community garden		P															P		
	Park, public										P	P						P		
	Public square										P	P						P		
Conservancy																	P			
Transportation	Airport																	P		17-4-300(B)(3)(a)
	Passenger terminal, surface transportation						P		P		P	P	P	P		P				17-4-300(B)(3)(b)

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		RESIDENTIAL				BUSINESS								P	Y/N			SECTIONS		
		R-1	R-E	R-2	R-3	B-1	B-2	SB	B-3	B-4	SE	VC	I-1			I-2	SM		IP	BP
COMMERCIAL USES																				
Agriculture	Crops		P															P		
	Animals	P	P																	17-4-300(C)(1)
Animal Care	Animal shelter										P	P								
	Animal grooming					P	P		P		P	P								17-4-300(D)(2)(a)
	Kennel, indoor		P								P	P								17-4-300(D)(2)(b)
	Equine stable		P																	17-4-300(D)(2)(d)
	Veterinary clinic without boarding						P		P	P	P	P	P			P	P			17-4-300(D)(2)(e)
Eating Establishments	Banquet facilities, dinner theatres							P		P	P	P	P			P	P			
	Restaurant					P	P		P	P	P	P	P			P	P			
	Restaurant, extended hours serving alcohol (until 2AM)						P		P	P	P	P	P			P	P			
	Restaurant with drive-through or drive-in service						P		P		P	P	P			P	P			
	Specialty eating establishment						P	P		P	P	P	P			P	P			17-4-300(D)(3)
Conference and Training Centers	Conference center							P		P	P	P			P					17-4-300(D)(4)
Offices	Business office					P	P		P	P	U	P	P			P				17-4-300(D)(5)
	Data processing or storage centers								P											
	Professional services, including medical and dental					P	P		P	P	P	P				P				
	Radio and television broadcasting studio						P				P		P			P	P			
Parking, Commercial	Parking lot																	P		17-4-300(D)(6)(a)
	Parking structure																	P		17-4-300-(D)(6)(b)
Recreation/ Entertainment, Indoor	Auditorium								P		P	P						P		17-4-300(D)(7)(a)
	Commercial recreation, indoor					P	P		P	P	P	P			P	P		P		17-4-300(D)(7)(b)
	Private club or lodge with seating capacity of less than 300 in main activity area						P		P		U	P	P		P					
	Private club or lodge, with seating capacity of 300 or greater in main activity area.								P		P	P	P			P				
	Theater (less than 500 seats)						P		P		P	P						P		
	Theater (500 seats or more)								P	P	P	P						P		
Indoor firing range									P			P	P			P				
Recreation/ Entertainment, Outdoor	Arena, amphitheater, or stadium										P	P						P		17-4-300(D)(8)
	Commercial recreation, outdoor (less than 10,000 sf)								P		P	P	P				P	P		
	Commercial recreation, outdoor (10,000 sf or more)								P		P		P				P	P		
	Golf course or driving range, private or public	P	P															P		
	Marina or yacht club					P	P	P	P									P		

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USE CATEGORY	USE TYPE	ZONING DISTRICTS														ADDITIONAL REQUIREMENTS								
		RESIDENTIAL			BUSINESS								PUBLIC	OVERLAY	Y/N	SECTIONS								
		R-1	R-E	R-2	R-3	B-1	B-2	S-B	B-3	B-4	S-E	V-C	I-1	I-2			S-M	I-P	B-P	P				
INDUSTRIAL AND RELATED USES																								
Industrial Services	Building, heating, plumbing, or electrical contractor																P	P	P				17-4-300(E)(2)(a)	
	Electric motor repair																P	P	P				17-4-300(E)(2)(b)	
	Fuel oil/bottled gas distributor																	P	P	P				
	General industrial service																P	P	P	P				
	Heavy equipment sales, rental, or repair																	P	P	P				17-4-300(E)(2)(c)
	Dry cleaning plants and carpet cleaning facilities																P	P	P	P				17-4-300(E)(2)(d)
	Machine shop																P	P	P	P				17-4-300(E)(2)(b)
	Repair of scientific or professional instruments										P	P					P	P	P	P				
	Research and development facilities										P	P					U	P	P	P	P			
	Tool repair																P	P	P	P				17-4-300(E)(2)(b)
Manufacturing and Production	Lumberyard																P	P	P					
	Manufacturing, heavy																P	P	P				17-4-300(E)(3)(a)	
	Manufacturing, general										P					P	P	P	P					
	Manufacturing, limited							P		P	P					P	P	P	P				17-4-300(E)(3)(b)	
	Manufacturing, special heavy																C	C	C				17-4-300(E)(3)(c)	
Printing and publishing										P	P	P	P	P	P	P	P	P	P					
Self-Service Storage	Mini-warehouse																C	C	C				17-4-300(E)(4)	
	Climate-controlled self-service storage																C	C	C				17-4-300(E)(4)	
Wholesaling, Warehouse and Freight Movement	Cold storage plant																P	P	P					
	Parcel services																P	P	P				17-4-300(E)(5)(a)	
	Truck or freight terminal																P	P	P				17-4-300(E)(5)(a)	
	Wholesale and warehouse, general																P	P	P				17-4-300(E)(5)(a)	
	Wholesale and warehouse, limited																P	P	P				17-4-300(E)(5)(c)	
Waste-Related	Hazardous waste collection sites																					C		17-4-300(E)(6)(a)
	Recycling drop-off center																						C	17-4-300(E)(6)(b)
	Recycling and salvage center																	C	C	C				1+A154:V1567-4-300(E)(6)(c)

TABLE 17-4-400 (1): ACCESSORY STRUCTURES PERMITTED IN RE DISTRICT

PARCEL SIZE (ACRES)	MAXIMUM TOTAL SQ FT ALLOWED PER PARCEL	MAXIMUM NUMBER OF ACCESSORY BUILDINGS PERMITTED PER PARCEL
1.2 TO 2.99	1,000	1
3.0 TO 4.99	1,500	2
5.0 OR MORE	2,000	2