

The Port of Milwaukee Development Incentive Zones (DIZ)
Sub Area B - North and Sub Area B - Center
File Numbers 101549 and 101550
Exhibit A- Permitted and Prohibited Uses

	IO2	DIZ	Use Standards
Residential Uses			
Single-family Dwelling	N	--	
Two-family Dwelling	N	--	
Multi-family Dwelling	N	--	
Attached Single-Family Dwelling	N	--	
Live-work Unit	N	--	
Mobile Home	N	--	
Watchman/Service Quarters	Y	--	
Family Day Care Home	N	--	
Group Residential Uses			
Rooming House	N	--	
Convent, Rectory, or Monastery	N	--	
Dormitory	N	--	
Fraternity or Sorority	N	--	
Adult Family Home	N	--	
Foster Homes			
Foster Family Home	N	--	
Small Family Home	N	--	
Group Home or Group Foster Home	N	--	
Shelter Care Facilities			
Family Shelter Care Facility	N	--	
Small Group Shelter Care Facility	N	--	
Large Group Shelter Care Facility	N	--	
Community Living Arrangement	N	--	
Transitional Living Facility	N	--	
Educational Uses			
Day Care Center	S	N	
School, Elementary or Secondary	N	--	
College	S	--	
School, Specialty or Personal Instruction	S	--	
Community Serving Uses			
Library	N	--	
Cultural Institution	N	--	
Community Center	N	--	
Religious Assembly	N	--	
Cemetery or Other Place of Internment	N	--	
Public Safety Facility	Y	--	
Correctional Facility	N	--	

	IO2	DIZ
Commercial and Office Uses		
General Office	Y	--
Government Office	Y	--
Bank or other Financial Institution	S	--
Currency Exchange, Payday Loan Agency, or Title Loan Agency	N	--
Installment Loan Agency	N	--
Retail Establishment, General	N	--
Garden Supply or Landscaping Center	N	--
Home Improvement Center	N	--
Secondhand Store	N	--
Outdoor Merchandise Sales	N	--
Artist Studio	N	--
Adult Retail Establishment	N	--
Health Care and Social Assistance Uses		
Medical Office	S	N
Health Clinic	L	N
Hospital	N	--
Medical Research Laboratory	Y	--
Medical Service Facility	N	--
Social Service Facility	N	--
Emergency Residential Shelter	N	--
Nursing Home	N	--
General Service Uses		
Personal Service	N	--
Business Service	Y	N
Building Maintenance Service	S	N
Catering Service	S	N
Funeral Home	N	--
Laundromat	N	--
Dry Cleaning Establishment	N	--
Furniture and Appliance Rental and Leasing	N	--
Household Maintenance and Repair Service	N	--
Tool/Equipment Rental Facility	N	--
Animal Services		
Animal Hospital/Clinic	N	--
Animal Boarding Facility	N	--
Animal Grooming or Training Facility	N	--
Light Motor Vehicles		
Sales Facility	L	N
Rental Facility	L	N
Repair Facility	L	N
Body Shop	L	N
Outdoor Storage	L	N
Wholesale Facility	Y	N
Heavy Motor Vehicle		
Sales Facility	L	N

Rental Facility	L	N	
Repair Facility	L	N	
Body Shop	L	N	
Outdoor Storage	L	N	
General Motor Vehicle			
Filling Station	S	N	
Car Wash	S	N	
Drive-thru Facility	S	N	
Parking			
			1. The width of the paved parking area shall not exceed 60 feet as measured from side lot line to side lot line; 2. The parking lot shall not be immediately adjacent to another premises containing a parking lot as a principal use; and 3. Parking lots shall not be located on a corner.
Parking Lot, Principal Use	Y	Y*	
Parking Lot, Accessory Use	Y	--	
Parking Structure, Principal Use	Y	--	
Parking Structure, Accessory Use	Y	--	
Heavy Motor Vehicle Parking Lot, Principle Use	S	N	
Heavy Motor Vehicle Parking Lot, Accessory Use	Y	N	
	IO2	DIZ	
Accommodation and Food Service Uses			
Bed and Breakfast	N	--	
Hotel, Commercial	L	--	
Hotel, Residential	N	--	
Tavern	L	--	
Assembly Hall	S	N	
Restaurant, Sit-down	L	--	
Restaurant, Fast-food/Carry-out	L	--	
	IO2	DIZ	
Entertainment and Recreation Uses			
Park or Playground	S	--	
Festival Grounds	N	--	
Recreation Facility, Indoors	N	--	
Recreation Facility, Outdoors	N	--	
Health Club	L	--	
Sports Facility	N	--	
Gaming Facility	N	--	
Theater	N	--	
Convention and Exposition Center	S	--	
Marina	Y	--	
Outdoor Racing Facility	N	--	
Adult Entertainment Establishment	N	--	

	IO2	DIZ	
Storage, Recycling & Wholesale Trade Uses			
Recycling Collection Facility	S	N	
Mixed- Waste Processing Facility	N	--	
Material Reclamation Facility	N	--	
Salvage Operation, Indoor	L	N	
Salvage Operation, Outdoor	N	--	
Wholesale and Distribution Facility, Indoor	Y	--	
Wholesale and Distribution Facility, Outdoor	S	N	
Storage Facilities			
Indoor	Y	N	
Outdoor	N	--	
Hazardous Materials	N	--	
Transportation Uses			
Ambulance Service	Y	N	
Ground Transportation Service	S	N	
Passenger Terminal	Y	--	
Helicopter Landing Facility	S	--	
Airport	N	--	
Ship Terminal or Docking Facility	N	--	It is anticipated that this use will become Limited in IO2, with the limitation being that that this use is only allowed in properties zoned IO2 that are within the Port Redevelopment Plan Project Area.
Truck Freight Terminal	N	--	
Railroad Switching, Classification Yard or Freight Terminal	N	--	
Industrial Uses			
Manufacturing, Light	Y	--	
Manufacturing, Heavy	N	--	
Manufacturing, Intense	N	--	
Research and Development	Y	--	
Processing or Recycling of Mined Materials	N	--	
Contractor's Shop	Y	N	
Contractor's Yard	S	N	
Agricultural Uses			
Plant Nursery or Greenhouse	Y	--	
Raising of Crops or Livestock	Y	--	
Utility and Public Service Uses			
Broadcasting or Recording Studio	Y	N	
Transmission Tower	L	--	
Water Treatment Plant	Y	--	
Sewage Treatment Plant	N	--	
Power Generation Plant	N	--	
Small Wind Energy System	Y	--	
Substation/Distribution Equipment, Indoor	S	--	
Substation/Distribution Equipment, Outdoor	L	--	

	IO2	DIZ	
Temporary Uses			
Seasonal Market	L	--	
Temporary Real Estate Sales Office	L	--	
Concrete Batch Plant, Temporary	L	N	
Live Entertainment, Special Event	L	--	

NOTE: "--" means no change