

..Number  
 200326  
 ..Version  
 PROPOSED SUBSTITUTE A  
 ..Reference

..Sponsor  
 THE CHAIR

..Title  
 A substitute ordinance relating to zoning regulations for assembly halls and religious assembly.

..Section  
 295-803-1 (table) am

..Analysis  
 This ordinance changes the use classification of both religious assembly and assembly hall in the IC (industrial-commercial) zoning district from prohibited use to special use.

..Body  
 The Mayor and Common Council of the City of Milwaukee do ordain as follows:

Part 1. Table 295-803-1 of the code is amended to read:

Table 295-803-1 INDUSTRIAL DISTRICTS USE TABLE					
Y = Permitted Use S = Special Use	L = Limited Use N = Prohibited Use	Zoning Districts			
Uses	IO1/ IO2	IL1/ IL2	IC	IM	IH
<b>RESIDENTIAL USES</b>					
Single-family dwelling	N	N	N	L	N
Two-family dwelling	N	N	N	L	N
Multi-family dwelling	N	N	N	L	N
Permanent supportive housing	N	N	N	L	N
Transitional housing	N	N	N	S	N
Attached single-family dwelling	N	N	N	L	N
Live-work unit	N	N	N	Y	N
Mobile home	N	N	N	N	N
Watchman/service quarters	Y	Y	Y	Y	Y
Family day care home	N	N	N	L	N
<b>GROUP RESIDENTIAL USES</b>					
Rooming house	N	N	N	S	N
Convent, rectory or monastery	N	N	N	L	N
Dormitory	N	N	N	S	N
Fraternity or sorority	N	N	N	S	N
Adult family home	N	N	N	L	N
<i>Foster Homes</i>					
Foster family home	N	N	N	L	N
Small foster home	N	N	N	L	N
Group home or group foster home	N	N	N	L	N
<i>Shelter Care Facilities</i>					
Family shelter care facility	N	N	N	L	N
Small group shelter care facility	N	N	N	L	N
Large group shelter care facility	N	N	N	S	N
Community living arrangement	N	N	N	L	N

**Table 295-803-1  
INDUSTRIAL DISTRICTS USE TABLE**

Uses	Zoning Districts				
	IO1/ IO2	IL1/ IL2	IC	IM	IH
<b>EDUCATIONAL USES</b>					
Day care center	S	S	N	S	S
School, elementary or secondary	N	N	N	S	N
College	S	S	N	S	N
School, personal instruction	S	S	Y	S	N
<b>COMMUNITY-SERVING USES</b>					
Library	N	N	N	Y	N
Cultural institution	N	N	L	L	N
Community center	N	N	N	S	N
Religious assembly	N	N	[[N]] >>S<<	S	N
Cemetery or other place of interment	N	N	N	N	N
Public safety facility	Y	Y	Y	Y	Y
Correctional facility	N	N	N	N	N
<b>COMMERCIAL AND OFFICE USES</b>					
General office	Y	Y	Y	Y	L
Government office	Y	Y	Y	Y	L
Bank or other financial institution	S	S	N	Y	N
Currency exchange, payday loan or title loan agency	N	N	N	S	N
Installment loan agency	N	N	N	S	N
Cash-for-gold business	N	N	N	S	N
Pawn shop	N	N	N	S	N
Retail establishment, general	N	N	L	Y	N
Garden supply or landscaping center	N	Y	Y	Y	N
Home improvement center	N	Y	L	Y	N
Secondhand store	N	N	L	L	N
Outdoor merchandise sales	N	N	N	L	N
Artist studio	Y	Y	Y	Y	Y
Adult retail establishment	N	N	N	S	N
<b>HEALTH CARE AND SOCIAL ASSISTANCE</b>					
Medical office	S	N	N	Y	N
Health clinic	L	N	N	S	N
Hospital	N	N	N	N	N
Medical research laboratory	Y	Y	Y	Y	N
Medical service facility	N	S	N	N	N
Social service facility	N	S	N	S	N
Emergency residential shelter	N	N	N	N	N
Nursing home	N	N	N	N	N
<b>GENERAL SERVICE USES</b>					
Personal service	N	N	N	Y	N
Business service	Y	S	Y	Y	N
Catering service	Y	Y	Y	Y	Y
Funeral home	N	N	N	Y	N
Laundromat	N	N	N	Y	N
Dry cleaning establishment	N	N	N	Y	N
Furniture and appliance rental and leasing	N	N	N	Y	N
Household maintenance and repair service	N	Y	Y	Y	N
Tool/equipment rental facility	N	Y	N	Y	N
<i>Animal Services</i>					
Animal hospital/clinic	N	Y	N	L	Y
Animal boarding facility	N	Y	N	L	Y
Animal grooming or training facility	N	Y	N	L	Y
<b>MOTOR VEHICLE USES</b>					

**Table 295-803-1  
INDUSTRIAL DISTRICTS USE TABLE**

Y = Permitted Use S = Special Use <b>Uses</b>	L = Limited Use N = Prohibited Use <b>Zoning Districts</b>				
	IO1/ IO2	IL1/ IL2	IC	IM	IH
<i>Light Motor Vehicle</i>					
Sales facility	L	S	N	S	S
Rental facility	L	S	N	S	S
Repair facility	L	S	N	S	L
Body shop	L	S	N	S	L
Outdoor storage	L	Y	N	S	Y
Wholesale facility	Y	Y	N	Y	Y
<i>Heavy Motor Vehicle</i>					
Sales facility	L	Y	N	S	Y
Rental facility	L	Y	N	S	Y
Repair facility	L	L	N	S	L
Body shop	L	L	N	S	L
Outdoor storage	L	S	N	S	Y
<i>General Motor Vehicle</i>					
Filling station	S	S	N	S	S
Car wash	S	S	N	S	S
Non-restaurant drive-through facility	S	S	N	S	S
<i>Parking</i>					
Parking lot, principal use	Y	Y	S	L	Y
Parking lot, accessory use	Y	Y	L	L	Y
Parking structure, principal use	Y	Y	S	L	Y
Parking structure, accessory use	Y	Y	L	L	Y
Heavy motor vehicle parking lot, principal use	S	L	N	L	Y
Heavy motor vehicle parking lot, accessory use	Y	Y	L	Y	Y
<b>ACCOMODATION AND FOOD SERVICE USES</b>					
Short-term rental facility	N	N	N	Y	N
Bed and breakfast	N	N	N	Y	N
Hotel, commercial	L	N	N	Y	N
Hotel, residential	N	N	N	Y	N
Tavern	L	L	L	Y	L
Brewpub	L	L	L	Y	L
Assembly hall	N	N	[[N]] >>S<<	L	N
Restaurant without drive-through facility	L	L	L	Y	L
Restaurant with drive-through facility	S	S	N	S	N
<b>ENTERTAINMENT AND RECREATION USES</b>					
Park or playground	S	S	S	S	S
Festival grounds	N	N	N	N	N
Recreation facility, indoor	S	S	S	S	N
Recreation facility, outdoor	N	N	N	S	N
Health club	L	L	N	Y	N
Sports facility	N	S	N	S	N
Gaming facility	N	S	N	N	N
Theater	N	N	N	Y	N
Convention and exposition center	S	N	N	S	N
Marina	Y	Y	L	Y	Y
Outdoor racing facility	N	N	N	N	S
<b>STORAGE, RECYCLING AND WHOLESALE TRADE USES</b>					
Recycling collection facility	S	Y	N	S	Y
Mixed-waste processing facility	N	L	N	S	L
Material reclamation facility	N	N	N	N	L
Salvage operation, indoor	L	L	N	L	L
Salvage operation, outdoor	N	S	N	S	S

Table 295-803-1 INDUSTRIAL DISTRICTS USE TABLE					
Uses	Zoning Districts				
	IO1/ IO2	IL1/ IL2	IC	IM	IH
Wholesale and distribution facility, indoor	Y	Y	Y	L	Y
Wholesale and distribution facility, outdoor	S	Y	S	S	Y
<b>Storage Facilities</b>					
Indoor	Y	Y	L	L	Y
Self-service	Y	Y	N	N	Y
Outdoor	N	Y	N	S	Y
Hazardous materials	N	N	N	N	S
<b>TRANSPORTATION USES</b>					
Ambulance service	Y	Y	N	S	Y
Ground transportation service	S	Y	N	S	Y
Passenger terminal	Y	Y	Y	Y	Y
Helicopter landing facility	S	S	S	S	S
Airport	N	Y	N	N	N
Ship terminal or docking facility	N	Y	N	N	Y
Truck freight terminal	N	S	N	S	L
Railroad switching, classification yard or freight terminal	N	Y	Y	Y	Y
<b>INDUSTRIAL USES</b>					
Alcohol beverage facility, micro	Y	Y	Y	Y	Y
Alcohol beverage facility, large	S	L	Y	S	Y
Food processing	Y	Y	Y	Y	Y
Manufacturing, light	Y	Y	Y	Y	Y
Manufacturing, heavy	N	S	S	S	Y
Manufacturing, intense	N	N	N	N	S
Research and development	Y	Y	Y	Y	Y
Processing or recycling of mined minerals	N	N	N	N	S
Contractor's shop	Y	Y	Y	Y	Y
Contractor's yard	S	Y	N	Y	Y
<b>AGRICULTURAL USES</b>					
Plant nursery or greenhouse	Y	Y	Y	Y	Y
Raising of livestock	L	L	L	L	L
Community garden	Y	Y	Y	Y	Y
Commercial farming enterprise	Y	Y	Y	Y	Y
<b>UTILITY AND PUBLIC SERVICE USES</b>					
Broadcasting or recording studio	Y	S	Y	Y	S
Transmission tower	L	L	L	L	L
Water treatment plant	Y	Y	Y	Y	Y
Sewerage treatment plant	N	Y	N	N	Y
Power generation plant	N	S	N	N	Y
Small wind energy system	Y	Y	Y	Y	Y
Solar farm	Y	Y	Y	Y	Y
Substation/distribution equipment, indoor	S	Y	Y	S	Y
Substation/distribution equipment, outdoor	L	Y	L	L	Y
<b>TEMPORARY USES</b>					
Seasonal market	L	L	L	L	L
Temporary real estate sales office	L	L	L	L	L
Concrete/batch plant, temporary	L	L	L	L	L
Live entertainment special event	L	L	L	L	L

..LRB  
APPROVED AS TO FORM

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Legislative Reference Bureau

Date: \_\_\_\_\_

..Attorney

IT IS OUR OPINION THAT THE ORDINANCE  
IS LEGAL AND ENFORCEABLE

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Office of the City Attorney

Date: \_\_\_\_\_

..Requestor

Department of City Development

..Drafter

LRB176189-3

Jeff Osterman

07/30/2020