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..Title
A substitute ordinance relating to various revisions to the zoning code.

..Sections
295-201-371 am
295-201-373 rp
295-201-495 am
295-203-6-a am
295-203-6-d rp
295-203-13-g am
295-307-3-f am
295-307-7-e am
295-311-9-a am
295-311-9-b am
295-403-2-a (table) am
295-404-1 (table) am
295-404-2-a-3 am
295-404-2-a-7 rc
295-404-4-b-5 am
295-407-2-b-2-b am
295-413-1-a am
295-503-1 (table) am
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295-505-2-c-4 cr
295-505-2-L-2-b am
295-505-3 (table) am
295-505-3-f-6 am
295-505-4-f-5-a am
295-505-4-f-7 am
295-505-5 (table) am
295-505-5-b-3 cr
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295-603-1 (table) am
295-605-2-i-2-b am
295-605-2-i-3-b am
295-605-2-i-3-d am
295-605-2-i-3-e am
295-605-2-i-3-j cr
295-605-2-i-6-b am

295-605-3-f	cr
295-605-5 (table)	am
295-605-5-c	rn
295-605-5-c	cr
295-605-5-d	rn
295-605-5-e	rn
295-605-5-f	rn
295-605-5-g	rn
295-605-5-h	rn
295-703-1 (table)	am
295-703-2-f	rn
295-703-2-f	cr
295-703-2-g	rn
295-703-2-g-0	am
295-703-2-h	rn
295-703-2-i	rn
295-703-2-j	rn
295-703-2-k	rn
295-703-2-L	rn
295-703-2-m	rn
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295-703-2-cc	rn
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295-705-9-0	am
295-705-9-b	am
295-803-1 (table)	am
295-903-2-a (table)	am
295-905-2-a (table)	am
295-905-3-c	am
295-907-2-b-4	am
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295-907-2-b-8 rp
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 295-907-2-c-10 rn
 295-907-2-c-10 am
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 295-907-2-c-11 am
 295-907-2-c-12 rn
 295-907-2-c-13 rn
 295-907-2-c-14 rn
 295-907-2-c-14 rc
 295-907-2-c-15 rn
 295-907-2-c-15 rc
 295-907-2-c-16 rp
 295-907-2-e-0 am
 295-907-3-h am
 295-907-3-L-0 am

..Analysis

This ordinance makes various revisions to the zoning code.

..Body

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

Part 1. Section 295-201-371 of the code is amended to read:

295-201. Definitions.

371. MEDICAL OFFICE means an establishment providing diagnostic and outpatient medical care on a routine basis, but which is unable to provide prolonged inpatient medical or surgical care. Such facility may be staffed by up to 3 doctors, dentists, ophthalmologists, optometrists, chiropractors, physical therapists or similar practitioners licensed for practice by the state. This term includes ~~[[a medical or dental laboratory incidental to the medical office use]]~~ >>an establishment that carries out testing of patent medical or dental laboratory samples<< , as well as a dialysis establishment. See also HEALTH CLINIC.

Part 2. Section 295-201-373 of the code is repealed.

Part 3. Section 295-201-495 of the code is amended to read:

495. RESEARCH AND DEVELOPMENT means an establishment which conducts research, development or controlled production of high-technology electronic, industrial, >>medical,<< or scientific products or commodities for sale or laboratories conducting educational or medical research ~~[[or testing]]~~ . This term includes, but is not limited to, a biotechnology firm or a manufacturer of nontoxic computer components.

Part 4. Section 295-203-6-a of the code is amended to read:

295-203. Use Definitions.

6. HEALTH CARE AND SOCIAL ASSISTANCE.

a. "Medical office" means an establishment providing diagnostic and outpatient medical care on a routine basis, but which is unable to provide prolonged inpatient medical or surgical care. Such facility may be staffed by up to 3 doctors, dentists, ophthalmologists, optometrists, chiropractors, physical therapists or similar practitioners licensed for practice by the state. This term includes ~~[[a medical or dental laboratory incidental to the medical office use]]~~ >>an establishment that carries out testing of patent medical or dental laboratory samples<< , See also "health clinic."

Part 5. Section 295-203-6-d of the code is repealed.

Part 6. Section 295-203-13-g of the code is amended to read:

13. INDUSTRIAL USES.

g. "Research and development" means an establishment which conducts research, development or controlled production of high-technology electronic, industrial, >>medical,<< or scientific products or commodities for sale or laboratories conducting educational or medical research ~~[[or testing]]~~ . This term includes, but is not limited to, a biotechnology firm or a manufacturer of nontoxic computer components.

Part 7. Section 295-307-3-f of the code is amended to read:

295-307. Amendments to the Zoning Text or Map.

3. PROCEDURE FOR MAP AMENDMENT.

f. Common Council. Upon receipt of the recommendation of the zoning, neighborhoods and development committee, the council shall either approve or disapprove the map amendment or refer the amendment back to the zoning, neighborhoods and development committee for additional consideration. >>Approval of a map amendment that meets the definition of a down zoning under s. 66.10015, Wis. Stats., shall require a

two-thirds vote of the members-elect, unless the amendment was initiated by application of the owners of the land subject to the amendment or those owners have agreed to waive the two-thirds requirement.<<

Part 8. Section 295-307-7-e of the code is amended to read:

7. PROCEDURE FOR TEXT AMENDMENT.

e. Common Council. Upon receipt of the report of the zoning, neighborhoods and development committee, the council shall either approve or disapprove the text amendment or refer the amendment back to the zoning, neighborhoods and development committee for additional consideration. >>Approval of a text amendment that meets the definition of a down zoning under s. 66.10015, Wis. Stats., shall require a two-thirds vote of the members-elect.<<

Part 9. Section 295-311-9-a and b of the code is amended to read:

295-311. Appeals.

9. DEVIATIONS FROM PERFORMANCE OR DESIGN STANDARDS; OVERLAY ZONES.

a. Plan Commission Approval Required. A deviation from the performance or design standards for a neighborhood conservation, development incentive ~~[[øf]]~~ >>₁<< site plan review >>or master sign program<< overlay zone established before the effective date of this ordinance, July 5, 2019, may be approved by the city plan commission. An application for a deviation of this type shall be made upon a form furnished by the commission secretary. The applicant shall provide all information requested on the form and any additional information requested by the commission chair or secretary that is necessary to inform the commission of the facts of the request for deviation.

b. Common Council Approval Required. A deviation from the performance or design standards for a neighborhood conservation, development incentive ~~[[øf]]~~ >>₁<< site plan review >>or master sign program<< overlay zone established on or after the effective date of this ordinance, July 5, 2019, may be approved by the common council, following review by the city plan commission and the common council's zoning committee. An application for a deviation of this type shall be made upon a form furnished by the commission secretary. The applicant shall provide all information requested on the form and any additional information requested by the commission chair or secretary that is necessary to inform the commission and the common council of the facts of the request for deviation.

Part 10. Table 295-403-2-a of the code is amended to read:

Table 295-403-2-a NUMBER OF PARKING SPACES, BY USE	
Uses	No. of Parking Spaces Required

HEALTH CARE AND SOCIAL ASSISTANCE USES

[[Medical research laboratory	see general office]]
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Part 11. Table 295-404-1 of the code is amended to read:

Table 295-404-1 NUMBER OF BICYCLE PARKING SPACES REQUIRED, BY USE		
Use	Long-Term Bicycle Parking Spaces Required	Short-Term Bicycle Parking Spaces Required

HEALTH CARE AND SOCIAL ASSISTANCE USES

[[Medical research laboratory	see general office	see general office]]
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Part 12. Section 295-404-2-a-3 of the code is amended to read:

295-404. Bicycle Parking.

2. LOCATION OF SPACES.

a-3. Indoor bicycle parking spaces may be provided in a bicycle storage room, an integral structured parking area, or other dedicated area located to provide direct access to an entrance a bicyclist may use. If the spaces are on a floor other than the ground floor, an elevator that is sufficiently large to accommodate bicycles, ~~[[øø]]~~ >>and<< other reasonable means, shall be provided to access the bicycle parking area.

Part 13. Section 295-404-2-a-7 of the code is repealed and recreated to read:

a-7. When long-term bicycle parking is provided in an integral or accessory parking structure, the bicycle parking shall be as convenient as the most convenient motor vehicle parking. If motor vehicles are stored at the grade or entrance level, at least 50 percent of the required bicycle spaces shall be at that level. If motor vehicles are only stored at levels above or below grade, bicycle parking may be on a level other than grade level, as long as they are directly accessible by elevator in accordance with subd. 3 and a clear pathway from the elevator is provided. In addition, bicycle parking areas shall be clearly marked as such and shall be separated from motor vehicle parking by some form of barrier to minimize the possibility of a parked bicycle being hit by a motor

vehicle. Furthermore, all required bicycle parking spaces shall be located inside the structure or in areas protected from the weather.

Part 14. Section 295-404-4-b-5 of the code is amended to read:

4. STANDARDS OF DESIGN.

b. Bicycle Rack.

b-5. Proximity to Ground or Floor. A rack used to meet the requirements of this section shall allow a bicycle to have ~~[[both wheels]]~~ >>at least the rear wheel<< on or near the ground or floor surface to ensure the rider does not have difficulty with parking and securing the bicycle. Additional racks providing more than the required number of bicycle parking spaces may be provided in alternative designs, such as wall-hung, vertically-stored or placed on a second, raised tier of storage.

Part 15. Section 295-407-2-b-2-b of the code is amended to read:

295-407. Signs.

2. ON-PREMISE SIGNS.

b. Sign Types.

b-2. Wall Signs.

b-2-b. Type A Wall Signs; Mounting. Type A signage is generally attached to a flat, opaque wall surface and shall not cover window openings or building façade details such as corbelled brick details, cornices, window sills or lintels, or similar surface variation >>so as to damage the details in the mounting process<< . >>An individual letter type A wall sign may be placed in front of details if mounted on a metal channel extended beyond the details. The sign may protrude up to 2 feet from the wall plane as long as any projection over the property line is at least 10 feet above the adjacent grade.<< A sign may be mounted from a soffit of a building recess and hung down in front of transom windows or wall below the soffit. On glass curtain wall building sections, signage shall not be placed over vision glass in the required glazing area, but may be coordinated with the façade in opaque spandrel sections, upper transoms and similar conditions. Individual letters may be mounted to a back channel, >>a non-illuminated backer panel<< or >>a non-illuminated, metal-faced box<< cabinet that does not exceed an area equal to an additional ~~[[30%]]~~ >>60%<< of the total area ~~[[permitted for signage]]~~ >>of the sign<<.

Part 16. Section 295-413-1-a of the code is amended to read:

295-413. Transmission Towers.

1. LIMITED USE STANDARDS.

a. All ground-level equipment, storage buildings and structural support elements shall be screened by a landscaped buffer which completely surrounds such equipment or structures, except for necessary openings for sidewalks or driveways that provide access to the equipment or structures. The buffer shall be located no farther than 5 feet from the equipment or structures, measured at the nearest point of the buffer to the equipment or structures. The buffer shall be at least 5 feet wide and meet the standards for type “G” landscaping set forth in s. ~~[[295-405-1]]~~ >>295-405-7-a-7<< .

Part 17. Table 295-503-1 of the code is amended to read:

Table 295-503-1 RESIDENTIAL DISTRICTS USE TABLE									
Y = Permitted Use S = Special Use	L = Limited Use N = Prohibited Use	Zoning Districts							
Uses	RS1-RS5	RS6	RT1-RT2	RT3	RT4	RM1-RM2	RM3-RM7	R01	R02

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HEALTH CARE AND SOCIAL ASSISTANCE USES

[[Medical research laboratory	N	N	N	N	N	N	N	N	N	N]]
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Part 18. Table 295-505-2 of the code is amended to read:

Table 295-505-2 PRINCIPAL BUILDING DESIGN STANDARDS											
	Single-family Districts							Two-family Districts			
	RS1	RS2	RS3	RS4	RS5	RS6	RT1	RT2	RT3	RT4	
Lot	Lot area, minimum (sq. ft.) <i>detached housing</i>	20,000	12,000	9,000	7,200	6,000	3,600	7,200	4,800	3,000	2,400
	Lot area, minimum (sq. ft.) <i>attached housing</i>	not applicable						3,600	3,000	1,800	1,800
	Lot area, maximum (sq. ft.)	none	none	none	none	None	none	none	none	none	none
	Lot width, minimum (ft.) <i>detached housing</i>	100	100	75	60	50	30	60	40	30	24
	Lot width, minimum (ft.) <i>attached housing</i>	not applicable						30	25	18	18
	Lot width, maximum (ft.)	none	none	none	none	None	none	none	none	none	none
Density	Lot area per dwelling unit, minimum (sq. ft.)	none	none	none	none	None	3,600	3,600	2,400	1,800	1,200
	Lot area per roomer or transitional housing client, minimum (sq. ft.)	NA	NA	NA	NA	NA	NA	NA	NA	NA	600
	Lot coverage, minimum <i>interior lot</i>	none	none	none	none	None	*	none	none	*	*
	Lot coverage, maximum <i>interior lot</i>	15%	30%	30%	30%	30%	60%	30%	30%	50%	70%
	Lot coverage, minimum <i>corner lot</i>	none	none	none	none	None	*	none	none	*	*
	Lot coverage, maximum <i>corner lot</i>	15%	30%	30%	30%	40%	70%	40%	40%	60%	85%
	Floor area, minimum (sq. ft.) <i>one-story structure</i>	1,500	1,500	1,300	1,200	900	none	none	none	none	none
Floor area, minimum (sq. ft.) <i>split-level or taller</i>	1,900	1,900	1,700	1,450	1,200	none	none	none	none	none	
Height	Height, minimum (ft.)	none	none	none	none	None	**	none	none	*	*
	Height, maximum (ft.)	45	45	45	45	45	45	45	45	45	48
<p>*The requirements of table 295-505-2-i apply in lieu of the minimum lot coverage and minimum height requirements of this table.</p> <p>**A structure shall meet the minimum height requirements of table 295-505-2-i unless it is adjacent to a lot containing a one-story house, in which case there shall be no minimum height requirement.</p>											

Table 295-505-2 PRINCIPAL BUILDING DESIGN STANDARDS											
	Single -family Districts							Two-family Districts			
		RS1	RS2	RS3	RS4	RS5	RS6	RT1	RT2	RT3	RT4
Primary Frontage	Front setback, minimum (ft.) (see s. 295-505-2-b)	average or 25 ft., whichever is less	average or 25 ft., whichever is less	average	average	average	average	average	average	average	average
	Front setback, maximum (ft.) (see s. 295-505-2-b)	none	none	none	none	average	average	none	none	average but never more than 20 ft.	
	Side street setback, minimum (ft.)	20% of lot width but never more than 20 ft.		10% of lot width but never more than 15 ft.		10% of lot width but never more than 6 ft.		20% of lot width but never more than 20 ft.		10% of lot width but never more than 6 ft.	3
	Side street setback, maximum (ft.)	none	none	none	none	None	none	none	none	none	15
Side Setback	North or west side setback, minimum (ft.)	3	3	3	3	3	1.5	3	3	1.5	1.5
	South or east side setback, minimum (ft.)	6	6	6	6	6	[[3-5]] >>3<<	6	6	[[3-5]] >>3<<	[[3-5]] >>3<<
	Combined side setback, minimum (ft.)	12	12	12	12	12	[[5]] >>4.5<<	12	12	[[5]] >>4.5<<	[[5]] >>4.5<<
	Maximum depth of building without side setback adjustment	50	50	50	50	50	75	50	50	75	100
	Max. no. of stories without side or rear setback adjustment	2	2	2	3	3	3	2	2	3	4
Rear Setback	Rear setback, minimum (ft.) <i>interior lot</i>	25	25	25	20	15	15	25	25	15	15
	Rear setback, minimum (ft.) <i>corner lot</i>	25	25	25	15	10	10	20	20	10	10
	Rear street setback, minimum (ft.) (see s. 295-505-2-e)	average	average	average	average	average	average	average	average	average	average
	Rear street setback, maximum (ft.)	none	none	none	none	None	none	none	none	none	none
Multiple principal residential buildings permitted?	no	no	no	no	No	same as RT4	no	no	no	yes, if in existence on Nov. 22, 2003; otherwise, special use	

Table 295-505-2 PRINCIPAL BUILDING DESIGN STANDARDS										
Multi-family Districts									Residence & Office	
		RM1	RM2	RM3	RM4	RM5	RM6	RM7	R01	R02
Lot	Lot area, minimum (sq. ft.) <i>detached housing</i>	3,600	3,600	3,000	2,400	2,400	2,400	2,400	3,600	2,400
	Lot area, minimum (sq. ft.) <i>attached housing</i>	3,000	3,000	1,800	1,800	1,800	1,800	1,800	3,000	1,800
	Lot area, maximum (sq. ft.)	none	none	none	None	none	none	none	none	none
	Lot width, minimum (ft.) <i>detached housing</i>	40	40	30	24	24	24	24	30	24
	Lot width, minimum (ft.) <i>attached housing</i>	25	25	18	18	18	18	18	25	18
	Lot width, maximum (ft.)	none	none	none	None	none	none	none	none	none
Density	Lot area per dwelling unit, minimum (sq. ft.)	2,400	1,200	2,400 ea. (3 or more); 3,600 for 2; 1,800 for 1	1,200	800	400	150	2,400	400
	Lot area per dwelling unit, permanent supportive housing, minimum (sq. ft.)**	1,200; 2,400 for a unit with 2 or more bedrooms	600; 1,200 for a unit with 2 or more bedrooms	900; 1,800 for a unit with 2 or more bedrooms	600; 1,200 for a unit with 2 or more bedrooms	400; 800 for a unit with 2 or more bedrooms	200; 400 for a unit with 2 or more bedrooms	75; 150 for a unit with 2 or more bedrooms	1,200; 2,400 for a unit with 2 or more bedrooms	200; 400 for a unit with 2 or more bedrooms
	Lot area per roomer or transitional housing client, minimum (sq. ft.)**	1,200	600	900	600	400	200	75	1,200	200
	Lot coverage, minimum interior lot	15%	15%	*	*	*	*	20%	15%	*
	Lot coverage, maximum interior lot	30%	50%	50%	70%	70%	70%	85%	30%	none
	Lot coverage, minimum corner lot	15%	15%	*	*	*	*	20%	15%	*
	Lot coverage, maximum corner lot	40%	60%	60%	85%	85%	85%	85%	40%	none
	Floor area, minimum (sq. ft.) <i>One-story structure</i>	none	none	none	None	none	none	none	none	none
Floor area, minimum (sq. ft.) [[<i>One-story structure</i>]] >> <i>Split level or taller</i> <<	none	none	none	None	none	none	none	none	none	

*The requirements of table 295-505-2-i apply in lieu of the minimum lot coverage and minimum height requirements of this table.
For premises with a mixture of residential types including either permanent supportive housing or transitional housing, the minimum lot area per dwelling unit or per roomer or Transitional housing client shall be calculated pursuant to s. 295-505-2-n

Table 295-505-2 PRINCIPAL BUILDING DESIGN STANDARDS										
Multi-family Districts									Residence & Office	
		RM1	RM2	RM3	RM4	RM5	RM6	RM7	R01	R02
Height	Height, minimum (ft.)	none	none	*	*	*	*	20	none	*
	Height, maximum (ft.)	45	45	45	60	60	85	85; no limit if floor area ratio is less than 4:1	45	85
Primary Frontage	Front setback, minimum (ft.) (see s. 295-505-2-b)	average	average	average	Average	average	average	average	average	average
	Front setback maximum (ft.) (see s. 295-505-2-b)	none	none	average but not more than 20 ft.		average but never more than 15 ft.			none	15 ft.
	Side street setback, minimum (ft.)	10% of lot width but not more than 15 ft.		3	3	3	3	3	same as RM1-RM2	none
	Side street setback, maximum (ft.)	none	none	15	15	15	15	15	none	none
Side Setback	North or west side setback, minimum (ft.)	3	3	1.5	1.5	1.5	1.5	1.5	3	none
	South or east side setback, minimum (ft.)	6	6	[[3-5]] >>3<<	[[3-5]] >>3<<	[[3-5]] >>3<<	[[3-5]] >>3<<	[[3-5]] >>3<<	6	none
	Combined side setback, minimum (ft.)	12	12	[[5]] >>4.5<<	[[5]] >>4.5<<	[[5]] >>4.5<<	[[5]] >>4.5<<	[[5]] >>4.5<<	12	none
	Maximum depth of building without side setback adjustment	50	50	75	100	100	100	100	50	none
	Max. no. of stories without side or rear setback adjustment	2	2	3	4	6	8	8	2	8
Rear Setback	Rear setback, minimum (ft.) <i>interior lot</i>	25	25	20	15	15	15	10	20	none
	Rear setback, minimum (ft.) <i>corner lot</i>	10	10	10	10	10	10	10	10	none
	Rear street setback, minimum (ft.) (see s. 295-505-2-e)	average	average	average	Average	average	average	average	average	average
	Rear street setback, maximum (ft.)	none	none	none	None	none	none	none	none	none
Multiple principal residential buildings permitted?		no	no	no	Yes	yes	yes	yes	yes	yes

Part 19. Section 295-505-2-c-4 of the code is created to read:

295-505. Design Standards.

2. PRINCIPAL BUILDING STANDARDS.

c. Side Setback Standards.

c-4. Attached Housing. When a permitted dwelling unit is attached to another dwelling unit on an adjacent lot, no minimum setback shall be required where a common wall attaching the dwellings is located. Walls of an attached dwelling that are not attached to another dwelling on an adjacent lot shall follow setback standards specified in table 295-505-2.

Part 20. Section 295-505-2-L-2-b of the code is amended to read:

L. Design Features.

L-2. Entrance Door Orientation.

L-2-b. Multi-Family Use. Every new multi-family ~~[[use within a building]]~~ >>building with common hallways to access units<< shall have a primary entrance door on a front façade or a side street façade, even if other doors serving individual townhouse-style units, or other uses, are present. The main entrance used by residents and visitors, as well as the door where mail is delivered and deliveries are made, is considered the primary entrance of a multi-family residential use. >>This requirement shall not apply to a building where all units have direct access to the exterior, such as a townhouse building, and a pedestrian path that connects to a public sidewalk in accordance with s. 295-505-4-d-1.<<

Part 21. Table 295-505-3 of the code is amended to read:

**Table 295-505-3
ACCESSORY STRUCTURE DESIGN STANDARDS**

	Garage	Shed	Deck/stoop less than one foot above grade	Deck/stoop one to 3 feet above grade	Deck/stoop 3 to 7 feet above grade	Deck/stoop more than 7 feet above grade	Pergola, trellis or arbor	Open pavilion
Included in lot coverage calculation?	Yes	Yes	No	No	Yes	Yes	No	Yes
Minimum front setback	Same as principal building; if the garage door faces the front of the lot, an additional 4 ft. shall be required.	Same as principal building.	No restriction.	Same as principal building.	Same as principal building.	Same as principal building.	No restriction.	Same as principal building.
Minimum side street setback	Same as principal building, but not closer to side street than any existing principal building.		No restriction.	Same as principal building.		Same as principal building.	No restriction.	No restriction.
Minimum rear street setback	Average in accordance with s. 295-505-2-e					No restriction.	No restriction.	Average in accordance with s. 295-505-2-e.
Minimum side setback when located in the side yard	Same as principal building.	Same as principal building.	No restriction.	Up to property line; however, all railings above 4 feet shall be at least 50% open.	1.5 feet; however, all railings above 4 feet shall be at least 50% open.	Same as principal building.	Same as principal building.	Same as principal building.
Minimum side setback when located in the rear yard	1.5 feet; 4 feet if access crosses side lot line from an alley.	1.5 feet.	No restriction.	No restriction.	1.5 feet; however, all railings above 4 feet shall be at least 50% open.	1.5 feet; however, all railings above 4 feet shall be at least 50% open.	No restriction.	1.5 feet.

**Table 295-505-3
ACCESSORY STRUCTURE DESIGN STANDARDS**

	Garage	Shed	Deck/stoop less than one foot above grade	Deck/stoop one to 3 feet above grade	Deck/stoop 3 to 7 feet above grade	Deck/stoop more than 7 feet above grade	Pergola, trellis or arbor	Open pavilion
Min. rear setback	4 feet; may be reduced to 1.5 feet if there is no alley or no access from an alley	4 feet; may be reduced to 1.5 feet if there is no alley or no access from an alley	No restriction.	No restriction.	1.5 feet; however, all railings above 4 feet shall be at least 50% open	4 feet; may be reduced to 1.5 feet if there is no alley.	No restriction.	1.5 feet
Max. height of sidewall	10 feet >>*_<<	8 feet	No restriction.	No restriction.	No restriction.	10 feet	8 feet	Not applicable.
Max. overall height	24 feet or the height of the principal building, whichever is less	14 feet	Not applicable.	Not applicable.	Not applicable.	14 feet	14 feet	10 feet*

* Maximum overall height for an open pavilion that is accessory to a permitted non-residential use shall be 14 feet or the height of the principal building, whichever is less.

>>*_Sidewall height may be increased by up to 2 feet on the down-sloped side of a sloped lot.<<

Part 22. Section 295-505-3-f-6 of the code is amended to read:

3. ACCESSORY STRUCTURE STANDARDS.

f. Garages and Sheds.

f-6. Parapet Walls. A parapet wall on a flat-roofed garage may extend up to ~~[[30 inches]]~~ >>4 feet<< above the permitted sidewall height.

Part 23. Section 295-505-4-f-5-a of the code is amended to read:

4. SITE STANDARDS.

f. Fences.

f-5. Fences Along Side Streets and Rear Streets.

f-5-a. A fence may be erected >>along the side street of a rear yard<< to a height of 6 feet ~~[[if it is set back at least 5 feet from the sidewalk, or 5 feet from the property line if there is no sidewalk]]~~. In no case does this provision allow a fence to be erected in the public right-of-way, unless the fence has been erected in accordance with the applicable provisions of ch. 245.

Part 24. Section 295-505-4-f-7 of the code is amended to read:

f-7. Higher Fences on Abutting Properties. Where a fence is located along a lot line that abuts another property, and a higher fence is permitted directly across the property line on that property, the fence may be erected to the height permitted on the abutting property. >>Where a retaining wall exists at or adjacent to a property line and the neighboring property has a higher grade, the fence height may be measured to a height allowed on that higher property.<<

Part 25. Table 295-505-5 of the code is amended to read:

Table 295-505-5 RESIDENTIAL DISTRICT SIGN STANDARDS *		
	Elementary and secondary schools, colleges and religious assembly	All other permitted uses [[except]] <u>>>, nonconforming commercial uses and board-approved uses. Does not include<<</u> single-family, 2-family and 3-family dwellings, family day care homes and bed and breakfast establishments
<i>Freestanding Signs</i>	<i>permitted</i>	<i>permitted</i>
Maximum number	1 per [[site]] <u>>>street frontage<<</u>	1 per site <u>>>*_*<<</u>

Type "A" max. display area (sq. ft.)	[[32]] >>64***<<	24
Type "B" max. display area (sq. ft.)	[[48]] >>32<<	18
Maximum height	6	6
<i>Wall Signs</i>	<i>permitted</i>	<i>permitted</i>
Maximum number	1 per principal building	1 per street frontage
Type "A" max. display area (sq. ft.)	No limit	[[36]] >>50<<
Type "B" max. display area (sq. ft.)	18	[[48]] >>25<<
<i>Projecting Signs</i>	<i>permitted</i>	<i>permitted</i>
Maximum number	1 per principal building	1 per principal building
Type "A" max. display area (sq. ft.)	24	[[24]] >>50<<
Type "B" max. display area (sq. ft.)	12	[[42]] >>25<<
<i>Awning Signs</i>	<i>type "A" permitted only</i>	<i>type "A" permitted only</i>
Maximum number	1 per principal building	1 per principal building
Type "A" max. display area (sq. ft.)	10	[[40]] >>20<<
<i>Canopy and Hood Signs</i>	<i>permitted</i>	<i>permitted</i>
Maximum number	1 per principal building	1 per street frontage
Type "A" max display area (sq. ft.)	24	[[24]] >>50<<
Type "B" max. display area (sq. ft.)	12	[[42]] >>25<<
<i>Roof Signs</i>	<i>not permitted</i>	<i>not permitted</i>
<i>Off-premise Signs</i>	<i>not permitted</i>	<i>not permitted</i>
<p>* Signs in the RO1 and RO2 districts shall comply with the sign standards for the NS1 and NS2 districts, respectively.</p> <p>>>** See s. 295-505-5-b-2 for bonus provision for multi-family dwellings.</p> <p>*** See s. 295-505-5-c-2 for bonus provision for display area.<<</p>		

Part 26. Section 295-505-5-b-3 of the code is created to read:

5. SIGNS.

b. Signs for Dwellings.

b-3. Bonus Provision for Freestanding Signs. For a multi-family dwelling the maximum number of signs shall be one per street frontage if both of the following are met:

b-3-a. The premises has at least 180 feet of continuous street frontage.

b-3-b. The premises has a lot size of greater than 20,000 square feet.

Part 27. Section 295-505-5-c-2-b of the code is amended to read:

c. Elementary and Secondary Schools, Colleges and Religious Assembly.

c-2. Bonus Provision for Freestanding Signs.

c-2-b. The premises shall have at least ~~[[240]]~~ >>180<< feet of continuous street frontage.

Part 28. Table 295-603-1 of the code is amended to read:

Table 295-603-1 COMMERCIAL DISTRICTS USE TABLE									
Y=Permitted Use S=Special Use	L=Limited Use N=Prohibited Use	Zoning Districts							
Uses		NS1	NS2	LB1	LB2	LB3	RB1	RB2	CS

HEALTH CARE AND SOCIAL ASSISTANCE USES

[[Medical research laboratory	N	N	S	S	S	S	S	Y]
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Part 29. Section 295-605-2-i-2-b of the code is amended to read:

295-605. Design Standards.

2. PRINCIPAL BUILDING STANDARDS.

i. Design Features.

i-2. Entrance Door Orientation.

i-2-b. Multi-Family Use. Every new multi-family ~~[[use within a building]]~~ >>building with common hallways to access units<< shall have a primary entrance door on a front façade or a side street façade, even if other doors serving individual townhouse-style units, or other uses, are present. The main entrance used by residents and visitors, as well as the door where mail is delivered and deliveries are made, is considered the primary entrance of a multi-family residential use. >>This requirement shall not apply to

a building where all units have direct access to the exterior, such as a townhouse building, and a pedestrian path that connects to a public sidewalk in accordance with s. 295-505-4-d-1.<<

Part 30. Section 295-605-2-i-3-b, d and e of the code is amended to read:

i-3. Glazing and Activation.

i-3-b. Area of Required Glazing. For all commercial districts except the LB3 district, the >>minimum<< percentage of lineal frontage of the first floor indicated in table 295-605-2 shall have windows at least 4 feet in height with sills not more than 3 feet 6 inches above the interior floor level. For the LB3 district, the requirements shall be at least 6 feet in height and not more than 2 feet ~~[[6]]~~ >>8<< inches above the interior floor level.

i-3-d. Interior Spaces and Street Activating Uses. Interior spaces behind glazing that is required to meet the minimum linear street frontage glazing as found in the applicable district table shall be occupied by street-activating use areas to a minimum depth of 12 feet, unless a greater depth is required to meet a limited use standard. This requirement shall not apply to areas occupied by permitted dwelling units. Interior walls parallel to >>the<< glazing >>that is<< greater than the minimum amount required shall be not less than 6 feet from the plane of the glazing.

i-3-e. Window Coverings. Operable interior window coverings may be used >>for control of sunlight<< . >>They may not be used as a means to block required glazing and activation to allow the function of the interior space in a manner contrary to the requirements of subpar. d and the provisions of s. 295-201-636.<< Such coverings include, but are not limited to, blinds and draperies. No window covering may be permanently affixed or adhered to the window such that the window becomes permanently opaque.

Part 31. Section 295-605-2-i-3-j of the code is created to read:

i-3-j. Multi-Tenant Buildings. In a structure with more than one first-floor tenant space, the percentage of required linear frontage shall be calculated individually for each tenant space, or the building owner shall provide a plan that demonstrates that the glazing requirement is met by aggregating all of the first-floor tenant spaces along the street frontage.

Part 32. Section 295-605-2-i-6-b of the code is amended to read:

i-6. Restricted Building Wall Materials.

i-6-b. Concrete Masonry Units. Utility-grade concrete masonry units, such as standard concrete block and split-face block, are permitted along a building's street-facing frontage provided that their use is limited to the base of the façade to a height not

exceeding ~~[[2.5 feet]]~~ >>3 feet 4 inches<<. These materials are permitted on a building's rear, alley and interior lot line facades.

Part 33. Section 295-605-3-f of the code is created to read:

3. ACCESSORY STRUCTURE STANDARDS.

f. Walls Near Street Frontage. Any wall of an accessory structure or wall used for screening of mechanical equipment , trash and recycling collection equipment, containers used for solid waste disposal or dumpster storage area that is parallel to and within 10 feet of a street frontage shall be subject to the restricted building wall materials requirements of sub. 2-i-6.

Part 34. Table 295-605-5 of the code is amended to read:

**Table 295-605-5
COMMERCIAL DISTRICT SIGN STANDARDS**

	Zoning District							
	NS1	NS2	LB1	LB2	LB3	RB1	RB2	CS
<i>Freestanding Signs</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>	<i>type "A" permitted only</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>
Maximum number	1 per site	1 per site	1 per street frontage*	1 per site*	1 per site*	1 per street frontage*	1 per street frontage*	1 per site*
Type "A" max. display area (sq. ft.)	64	40	150	100	64	150	150	100
Type "B" max. display area (sq. ft.)	32	20	50	32	NA	75	50	32
Maximum height	10	6	14	14	8	20	20	14
<i>Wall Signs</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>
Maximum number	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet
Type "A" max. display area (sq. ft.)	50	40	75 >>***<<	50 >>***<<	100	75 >>***<<	75 >>***<<	50 >>***<<
Type "B" max. display area (sq. ft.)	25	25	32 >>***<<	25 >>***<<	25	32 >>***<<	32 >>***<<	25 >>***<<
<i>Projecting Signs</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>
Maximum number	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet
Type "A" max. display area (sq. ft.)	50	50	60	50	100	100	60	50
Type "B" max. display area (sq. ft.)	25	25	30	25	25	50	30	25
<i>Awning Signs</i>	<i>type "A" permitted only</i>	<i>type "A" permitted only</i>	<i>type "A" permitted only</i>	<i>type "A" permitted only</i>	<i>type "A" permitted only</i>	<i>type "A" permitted only</i>	<i>type "A" permitted only</i>	<i>type "A" permitted only</i>
Maximum number	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet
Type "A" max. display area (sq. ft.)	20	10	20	20	20	20	10	20
<i>Canopy and Hood Signs</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>
Maximum number	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet
Type "A" max. display area (sq. ft.)	50	50	60	50	100	100	60	50
Type "B" max. display area (sq. ft.)	25	25	30	25	25	50	30	25
<i>Roof Signs</i>	<i>not permitted</i>	<i>not permitted</i>	<i>permitted</i>	<i>type "A" permitted only</i>	<i>type "A" permitted only</i>	<i>permitted</i>	<i>permitted</i>	<i>type "A" permitted only</i>
Maximum number	NA	NA	1 per building	1 per building	1 per building	1 per building	1 per building	1 per building
Type "A" max. display area (sq. ft.)	NA	NA	150	150	150	150	150	100
Type "B" max. display area (sq. ft.)	NA	NA	32	NA	NA	32	32	NA
<i>Off-Premise Signs</i>	<i>not permitted</i>	<i>not permitted</i>	<i>permitted**</i>	<i>permitted**</i>	<i>permitted**</i>	<i>permitted**</i>	<i>permitted**</i>	<i>permitted**</i>
Maximum number	NA	NA	1 per site	1 per site	1 per site	1 per site	1 per site	1 per site
Maximum display area per sign (sq. ft.)	NA	NA	300	300	300	300	300	300
Minimum distance between signs	NA	NA	500 ft. between any 2 ground or roof signs; 200 ft. between a ground or roof sign and a wall sign; 200 ft. between any 2 wall signs					
Maximum height,	NA	NA	35	35	35	35	35	35

freestanding sign (ft.)								
Maximum height, wall sign (ft.)	NA	NA	40	40	40	40	40	40
Maximum height, roof sign	NA	NA	25 ft. above roof					
* Except 2 shall be permitted if the site fronts on [[3]] >>2<< streets or has continuous street frontage of at least [[240]] >>180<< feet. ** Subject to special use permit requirement set forth in s. 295-407-7-d. >>*** Adjustment for excessive setback, see s. 295-605-5-c.<<								

Part 35. Section 295-605-5-c to h of the code is renumbered 295-605-5-d to i.

Part 36. Section 295-605-5-c of the code is created to read:

5. SIGNS.

c. Adjustment for Wall Signs on Buildings with Excessive Setbacks. When the wall on which a wall sign is to be mounted is set back more than 150 feet from the street property line, the maximum permitted sign area may be doubled in the LB1, LB2, RB1, RB2 and CS districts. This adjustment shall follow and be in addition to the calculation of permitted area in par. b.

Part 37. Table 295-703-1 of the code is amended to read:

Table 295-703-1 DOWNTOWN DISTRICTS USE TABLE									
Y=Permitted Use S=Special Use	L=Limited Use N=Prohibited Use	Zoning Districts							
Uses		C9A	C9B	C9C	C9D	C9E	C9F	C9G	C9H
RESIDENTIAL USES									
Single -family dwelling		Y	L	L	L	L	L	L	N
Two -family dwelling		Y	L	L	L	L	L	L	N
Multi -family dwelling		Y	L	L	L	L	L	L	N
Permanent supportive housing		Y	Y	Y	Y	Y	Y	Y	N
Transitional housing		S	S	S	S	S	S	S	N
Attached single -family dwelling		Y	Y	L	L	L	L	L	N
Live -work unit		Y	Y	L	L	L	L	L	S
Mobile home		N	N	N	N	N	N	N	N
Watchman/service quarters		N	N	N	N	N	N	N	Y
Family day care home		L	L	L	L	L	L	L	N
GROUP RESIDENTIAL USES									
Rooming house		S	S	S	S	S	S	S	N

Convent, rectory or monastery	Y	Y	Y	Y	Y	Y	Y	N
Dormitory	S	S	S	S	S	S	S	N
Fraternity or sorority	S	S	S	S	S	S	S	N
Adult family home	L	L	L	L	L	L	L	N
<i>Foster Homes</i>								
Foster family home	Y	Y	Y	Y	Y	Y	Y	N
Small foster home	L	L	L	L	L	L	L	N
Group home or group foster home	L	L	L	L	L	L	L	N
<i>Shelter Care Facilities</i>								
Family shelter care facility	Y	Y	Y	Y	Y	Y	Y	N
Small group shelter care facility	L	L	L	L	L	L	L	N
Large group shelter care facility	S	S	S	S	S	S	S	N
Community living arrangement	L	L	L	L	L	L	L	N
EDUCATIONAL USES								
Day care center	S	S	S	S	S	S	S	S
School, elementary or secondary	Y	Y	Y	Y	S	Y	Y	S
College	S	S	S	Y	S	S	Y	Y
School, personal instruction	S	Y	Y	[[S]] >>L<<	[[S]] >>L<<	[[S]] >>L<<	Y	[[S]] >>L<<
COMMUNITY-SERVING USES								
Library	Y	Y	Y	Y	S	Y	Y	N
Cultural institution	L	[[Y]] >>L<<	Y	Y	[[S]] >>Y<<	Y	Y	N
Community center	S	S	S	S	S	S	S	S
Religious assembly	Y	Y	Y	Y	L	Y	L	N
Cemetery or other place of interment	N	N	N	N	N	N	N	N
Public safety facility	Y	Y	Y	Y	Y	Y	Y	Y
Correctional facility	N	N	N	S	N	N	N	N
COMMERCIAL AND OFFICE USES								
General office	L	Y	Y	Y	L	Y	Y	Y
Government office	L	Y	Y	Y	L	Y	Y	Y
Bank or other financial institution	L	Y	Y	Y	Y	Y	Y	N
Currency exchange, payday loan or title loan agency	N	S	S	S	S	S	S	S
Installment loan agency	N	S	S	S	S	S	S	S
Cash-for-gold business	N	S	S	S	S	S	S	S
Pawn shop	N	S	S	S	S	S	S	S
Retail establishment, general	L	Y	Y	Y	Y	Y	Y	S
Garden supply or landscaping center	N	N	N	N	N	N	S	S

Home improvement center	N	N	N	N	N	N	N	S
Secondhand store	S	L	L	S	L	L	Y	S
Outdoor merchandise sales	S	S	S	N	S	S	Y	S
Artist studio	L	Y	Y	N	L	L	Y	S
Adult retail establishment	N	N	N	N	N	N	S	S
Tobacco or E-cigarette retailer	L	L	L	L	L	L	L	L
HEALTH CARE AND SOCIAL ASSISTANCE USES								
Medical office	L	Y	Y	Y	L	Y	Y	Y
Health clinic	S	S	S	S	L	Y	Y	N
Hospital	S	S	S	S	N	S	S	N
Medical research laboratory	N	S	S	S	S	Y	Y	Y
Medical service facility	N	N	N	N	S	S	S	S
Social service facility	S	S	S	S	S	S	S	S
Emergency residential shelter	N	S	S	S	N	N	S	N
Nursing home	S	S	S	N	N	N	N	N
Adult day care	S	S	S	S	S	S	S	S
GENERAL SERVICE USES								
Personal service	L	Y	Y	Y	Y	Y	Y	N
Business service	S	Y	Y	Y	L	Y	Y	Y
Catering service	L	[[S]] >>L<<	[[S]] >>L<<	[[N]] >>L<<	[[N]] >>L<<	[[N]] >>L<<	[[Y]] >>L<<	Y
Funeral home	N	S	S	N	N	N	Y	N
Laundromat	S	Y	Y	N	S	Y	Y	N
Dry cleaning establishment	L	Y	Y	Y	Y	Y	Y	N
Furniture and appliance rental and leasing	N	S	S	N	S	S	S	S
Household maintenance and repair service	N	Y	Y	N	Y	N	Y	Y
Tool/equipment rental facility	N	S	S	N	S	N	S	S
<i>Animal Services</i>								
Animal hospital/clinic	N	[[N]] >>L<<	[[S]] >>L<<	[[N]] >>L<<	[[S]] >>L<<	[[S]] >>L<<	[[S]] >>L<<	[[S]] >>L<<
Animal boarding facility	N	N	N	N	N	N	N	N
Animal grooming or training facility	N	[[N]] >>L<<	[[S]] >>L<<	[[N]] >>L<<	[[S]] >>L<<	[[S]] >>L<<	[[S]] >>L<<	[[S]] >>L<<
MOTOR VEHICLE USES								
<i>Light Motor Vehicle</i>								
Sales facility	N	N	N	N	N	N	S	Y
Rental facility	N	L	L	L	L	L	L	L
Repair facility	N	S	S	N	S	S	S	S

Body shop	N	N	N	N	N	N	N	S
Outdoor storage	N	N	N	N	N	N	N	S
Wholesale facility	N	L	L	N	L	L	L	L
<i>Heavy Motor Vehicle</i>								
Sales facility	N	N	N	N	N	N	N	S
Rental facility	N	N	N	N	N	N	S	S
Repair facility	N	N	N	N	N	N	N	S
Body shop	N	N	N	N	N	N	N	S
Outdoor storage	N	N	N	N	N	N	N	S
<i>General Motor Vehicle</i>								
Filling station	N	S	S	S	S	S	S	S
Car wash	N	S	S	S	S	S	S	S
Non-restaurant Drive-through facility	N	S	S	S	S	S	S	S
Electric vehicle charging facility	S	S	S	S	S	S	S	S
<i>Parking</i>								
Parking lot, principal use	S	S	S	[[+]] >>S<<	S	S	[[+]] >>S<<	S
Parking lot, accessory use	[[+]] >>S<<	S	S	[[+]] >>S<<	S	S	[[+]] >>S<<	S
Parking structure, principal use	S	S	L	S	L	L	S	S
Parking structure, accessory use	L	L	L	L	L	L	L	L
Heavy motor vehicle parking lot, principal	N	N	S	S	S	S	S	Y
Heavy motor vehicle parking lot, accessory	S	S	S	S	S	S	S	Y
ACCOMMODATION AND FOOD SERVICE USES								
Bed and breakfast	S	Y	Y	N	L	L	Y	N
Hotel, commercial	S	Y	Y	Y	Y	Y	Y	N
Hotel, residential	Y	Y	Y	Y	Y	Y	Y	N
Tavern	S	Y	Y	Y	Y	Y	Y	Y
Brewpub	N	Y	Y	Y	Y	Y	Y	Y
Assembly hall	L	L	Y	Y	L	Y	Y	Y
Restaurant without drive-through facility	L	Y	Y	Y	Y	Y	Y	Y
Restaurant with drive-through facility	N	N	N	N	N	N	N	N
ENTERTAINMENT AND RECREATION USES								
Park or playground	Y	Y	Y	Y	Y	Y	Y	Y
Festival grounds	N	N	N	N	N	N	N	N
Recreation facility, indoor	S	S	Y	Y	Y	Y	Y	Y
Recreation facility, outdoor	N	S	S	S	N	N	S	S
Health club	L	L	Y	Y	L	Y	Y	Y

Sports facility	S	S	Y	Y	Y	Y	Y	Y
Gaming facility	S	S	S	S	S	S	S	S
Theater	N	Y	Y	Y	Y	Y	Y	Y
Convention and exposition center	N	N	N	Y	Y	Y	Y	N
Marina	N	Y	Y	Y	Y	Y	Y	Y
Outdoor racing facility	N	N	N	N	N	N	N	N
STORAGE, RECYCLING AND WHOLESALE TRADE USES								
Recycling collection facility	N	S	S	N	N	N	S	S
Mixed-waste processing facility	N	N	N	N	N	N	N	N
Material reclamation facility	N	N	N	N	N	N	N	N
Salvage operation, indoor	N	N	N	N	N	N	N	N
Salvage operation, outdoor	N	N	N	N	N	N	N	N
Wholesale and distribution facility, indoor	N	S	S	N	N	S	S	Y
Wholesale and distribution facility, outdoor	N	N	N	N	N	N	N	N
<i>Storage Facilities</i>								
Indoor	N	S	S	N	N	S	L	Y
Self-service	N	N	N	N	N	N	L	S
Outdoor	N	N	N	N	N	N	N	N
Hazardous materials	N	N	N	N	N	N	N	N
TRANSPORTATION USES								
Ambulance service	N	N	N	N	N	N	S	S
Ground transportation service	N	N	N	N	N	N	L	Y
Passenger terminal	S	S	S	S	S	S	Y	Y
Helicopter landing facility	N	S	S	S	S	S	S	S
Airport	N	N	N	N	N	N	N	N
Ship terminal or docking facility	N	N	N	N	N	N	Y	Y
Truck freight terminal	N	N	N	N	N	N	N	N
Railroad switching, classification yard or freight terminal	N	N	N	N	N	N	Y	Y
INDUSTRIAL USES								
Alcohol beverage facility, micro	N	L	L	L	L	L	Y	Y
Alcohol beverage facility ,large	N	N	N	N	N	N	L	L
Food processing	N	L	L	N	L	L	Y	Y
Manufacturing, light	N	L	L	N	L	L	Y	Y
Manufacturing, heavy	N	N	N	N	N	N	N	N
Manufacturing, intense	N	N	N	N	N	N	N	N
Research and development	N	Y	Y	N	Y	Y	Y	Y
Processing or recycling of mined materials	N	N	N	N	N	N	N	N

Industrial wastewater treatment facility	N	N	N	N	N	N	N	N
Contractor's shop	N	N	N	N	N	N	S	Y
Contractor's yard	N	N	N	N	N	N	S	Y
AGRICULTURAL USES								
Plant nursery or greenhouse	N	N	N	N	N	N	N	S
Raising of livestock	N	N	N	N	N	N	N	N
Community garden	S	S	S	S	S	S	S	S
Commercial farming enterprises	N	N	N	N	N	N	N	N
UTILITY AND PUBLIC SERVICE USES								
Broadcasting or recording studio	N	Y	Y	Y	Y	Y	Y	Y
Transmission tower	L	L	L	L	L	L	L	L
Water treatment plant	S	S	S	S	S	S	S	S
Sewage treatment plant	S	S	S	S	S	S	S	S
Power generation plant	N	N	N	N	N	N	N	N
Small wind energy system	Y	Y	Y	Y	Y	Y	Y	Y
Solar farm	S	S	S	S	S	S	S	S
Substation/distribution equipment, indoor	S	S	S	S	S	S	S	Y
Substation/distribution equipment, outdoor	L	L	L	L	L	L	L	Y
TEMPORARY USES								
Seasonal market	L	L	L	L	L	L	L	L
Temporary real estate sales office	L	L	L	L	L	L	L	L
Concrete/batch plant, temporary	L	L	L	L	L	L	L	L
Live entertainment special event	L	L	L	L	L	L	L	L

Part 38. Section 295-703-2-L to cc of the code is renumbered 295-703-2-o to ff.

Part 39. Section 295-703-2-f to k of the code is renumbered 295-703-2-g to L.

Part 40. Section 295-703-2-f of the code is created to read:

295-703. Uses.

2. LIMITED USE STANDARDS.

f. Personal Instruction School. The use shall not be located in the street level area.

Part 41. Section 295-703-2-g-0 of the code is amended to read:

g. Cultural Institution, Bank or Other Financial Institution, General Retail Establishment, Personal Service, ~~[[Catering Service,]]~~ Dry Cleaning Establishment, Restaurant without Drive-through Facility, or Health Club.

Part 42. Section 295-703-2-m and n of the code is created to read:

m. Catering Service. The use is located in the kitchen of an assembly hall, hotel, restaurant without a drive-through, or a cafeteria that is accessory to an office use.

n. Animal Hospital/Clinic or Animal Grooming or Training Facility. No outdoor run or outdoor kennel shall be provided on the premises.

Part 43. Section 295-703-2-q of the code is repealed and recreated to read:

q. Parking Lot, Principal Use or Accessory Use. If located in the C9D district, the parking lot is located in subdistrict B.

Part 44. Section 295-705-6-c of the code is amended to read:

295-705. Design Standards.

6. FENCES.

c. Fences along Side and Rear Lot Lines. A fence located along a side lot line or a rear lot line shall not exceed a height of 8 feet >>in the C9A district<<. >>No limit applies in other subdistricts.<<

Part 45. Section 295-705-9-0 of the code is amended to read:

9. RESTRICTED BUILDING WALL MATERIALS. The following regulations apply to any non-industrial principal building or addition >>, as well as any accessory structure wall that is parallel to and within 10 feet of a street frontage, or a wall used for screening of mechanical equipment, trash and recycling equipment, containers used for solid waste disposal or dumpster storage area that is parallel to and within 10 feet of a street frontage<< :

Part 46. Section 295-705-9-b of the code is amended to read:

b. Concrete Masonry Units. Utility-grade concrete masonry units, such as standard concrete block and split-face block, are permitted along a building’s street-facing frontage provided that their use is limited to the base of the façade to a height not exceeding ~~[[2.5 feet]]~~ >>2 feet 8 inches<< . These materials are permitted on a building’s rear, alley and interior lot line facades.

Part 47. Table 295-803-1 of the code is amended to read:

Table 295-803-1 INDUSTRIAL DISTRICTS USE TABLE		
Y=Permitted Use	L=Limited	Zoning Districts

S=Special Use	N=Prohibited				
Uses		I01/ I02	IL1/ IL2	IC	IM IH

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HEALTH CARE AND SOCIAL ASSISTANCE

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[[Medical research laboratory	Y	Y	Y	Y	N]]
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Part 48. Table 295-903-2-a of the code is amended to read:

Table 295-903-2-a PARKS DISTRICT USE TABLE		Zoning District
Y=Permitted Use	L=Limited Use	
S=Special Use	N=Prohibited Use	

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HEALTH CARE AND SOCIAL ASSISTANCE

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[[Medical research laboratory	N]]
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Part 49. Table 295-905-2-a of the code is amended to read:

Table 295-905-2-a INSTITUTIONAL DISTRICT USE TABLE		Zoning District
Y=Permitted Use	L=Limited Use	
S=Special Use	N=Prohibited Use	
Uses		TL
RESIDENTIAL USES		
Single-family dwelling		N
Two-family dwelling		N
Multi-family dwelling		N
Permanent supportive housing		N
Transitional housing		S
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	S
Convent, rectory or monastery	Y
Dormitory	Y
Fraternity or sorority	S
Adult family home	N
<i>Foster Homes</i>	
Foster family home	N
Small foster home	N
Group home or group foster home	L
<i>Shelter Care Facilities</i>	
Family shelter care facility	N
Small shelter care facility	L
Large shelter care facility	S
Community living arrangement	L
EDUCATIONAL USES	
Day care center	L
School, elementary or secondary	Y
College	Y
School, [[specialty]] >>personal<< instruction	Y
COMMUNITY -SERVING USES	
Library	Y
Cultural institution	Y
Community center	S
Religious assembly	Y
Cemetery or other place of interment	Y
Public safety facility	Y
Correctional facility	S
COMMERCIAL AND OFFICE USES	
General office	Y
Government office	Y
Bank or other financial institution	L
Currency exchange, payday loan agency or title loan agency	S
Installment loan agency	S
Cash-for-gold business	S
Pawn shop	S

Retail establishment, general	L
Garden supply or landscaping center	N
Home improvement center	N
Secondhand store	N
Outdoor merchandise sales	N
Artist studio	Y
Adult retail establishment	N
Tobacco or E-cigarette retailer	N
HEALTH CARE AND SOCIAL ASSISTANCE	
Medical office	Y
Health clinic	S
Hospital	S
[[Medical research laboratory	Y-]]
Medical service facility	S
Social service facility	S
Emergency residential shelter	S
Nursing home	Y
Adult day care	Y
GENERAL SERVICE USES	
Personal service	L
Business service	L
Catering service	Y
Funeral home	Y
Laundromat	S
Dry cleaning establishment	S
Furniture and appliance rental and leasing	N
Household maintenance and repair service	N
Tool/equipment rental facility	N
<i>Animal Services</i>	
Animal hospital/clinic	N
Animal boarding facility	N
Animal grooming or training facility	N
MOTOR VEHICLE USES	
<i>Light Motor Vehicle</i>	
Sales facility	N
Rental facility	N

Repair facility	N
Body shop	N
Outdoor storage	N
Wholesale facility	N
<i>Heavy Motor Vehicle</i>	
Sales facility	N
Rental facility	N
Repair facility	N
Body shop	N
Outdoor storage	N
<i>General Motor Vehicle</i>	
Filling station	N
Car wash	N
Non-restaurant drive-through facility	L
Electric vehicle charging facility	S
<i>Parking</i>	
Parking lot, principal use	S
Parking lot, accessory use	Y
Parking structure, principal use	S
Parking structure, accessory use	S
Heavy motor vehicle parking lot, principal use	N
Heavy motor vehicle parking lot, accessory use	N
ACCOMMODATION AND FOOD SERVICE USES	
Bed and breakfast	S
Hotel, commercial	N
Hotel, residential	N
Tavern	N
Brewpub	N
Assembly hall	L
Restaurant without drive-through facility	S
Restaurant with drive-through facility	N
ENTERTAINMENT AND RECREATION USES	
Park or playground	Y
Festival grounds	Y
Recreation facility, indoor	S
Recreation facility, outdoor	S
Health club	Y
Sports facility	S

Gaming facility	N
Theater	N
Convention and exposition center	S
Marina	Y
Outdoor racing facility	N
STORAGE, RECYCLING AND WHOLE SALE TRADE USES	
Recycling collection facility	S
Mixed-waste processing facility	N
Material reclamation facility	N
Salvage operation, indoor	N
Salvage operation, outdoor	N
Wholesale and distribution facility, indoor	N
Wholesale and distribution facility, outdoor	N
<i>Storage Facilities</i>	
Indoor	N
Self-service	N
Outdoor	N
Hazardous materials	N
TRANSPORTATION USES	
Ambulance service	Y
Ground transportation service	N
Passenger terminal	Y
Helicopter landing facility	S
Airport	N
Ship terminal or docking facility	N
Truck freight terminal	N
Railroad switching, classification yard or freight terminal	N
INDUSTRIAL USES	
Alcohol beverage facility, micro	N
Alcohol beverage facility, large	N
Food processing	N
Manufacturing, light	N
Manufacturing, heavy	N
Manufacturing, intense	N
Research and development	S
Processing or recycling of mined materials	N
Industrial wastewater treatment facility	N
Contractor's shop	N

Contractor's yard	N
AGRICULTURAL USES	
Plant nursery or greenhouse	S
Raising of livestock	Y
Community garden	Y
Commercial farming enterprise	Y
UTILITY AND PUBLIC SERVICE USES	
Broadcasting or recording studio	Y
Transmission tower	L
Water treatment plant	Y
Sewerage treatment plant	Y
Power generation plant	S
Small wind energy system	Y
Solar farm	Y
Substation/distribution equipment, indoor	Y
Substation/distribution equipment, outdoor	L
TEMPORARY USES	
Seasonal market	L
Temporary real estate sales office	L
Concrete/batch plant, temporary	L
Live entertainment special event	L

Part 50. Section 295-905-3-c of the code is amended to read:

295-905. Institutional District (TL).

3. DESIGN STANDARDS.

c. Accessory Structure Standards. Accessory structures in the institutional district shall comply with the design standards of ~~[[s. 295-505-3]]~~ >>s. 295-605-3<< .

Part 51. Section 295-907-2-b-4 of the code is amended to read:

295-907. Planned Development District (PD/DPD).

2. PROCEDURES.

b. Application Requirements; General Plan.

b-4. A site plan showing the general location of proposed structures and a description of their intended use and approximate height, open spaces, setback dimensions and

buffers adjacent to the boundaries of the tract and from existing or proposed public rights-of-way, pedestrian and vehicular circulation systems, >>vehicular and bicycle<< parking areas, loading facilities and the location, type and size of all proposed >>freestanding<< signs.

Part 52. Section 295-907-2-b-7 of the code is repealed and recreated to read:

b-7. Photos of the site and surrounding context.

Part 53. Section 295-907-2-b-8 and 9 of the code is repealed.

(Note: The provisions being repealed read as follows:

b-8. Eight sets of collated plans, 11 inches by 17 inches in size, along with written narrative.

b-9. One oversize set of plans, at least 24 inches by 36 inches.)

Part 54. Section 295-907-2-b-10 of the code is renumbered 295-907-2-b-8.

Part 55. Section 295-907-2-b-11 of the code is renumbered 295-907-2-b-9 and amended to read:

b-9. An electronic version of the ~~[[complete submittal, including both plans and written narrative]]~~ >>required plans and narrative, submitted at least 5 weeks prior to the scheduled city plan commission meeting<< .

Part 56. Section 295-907-2-c-1-f, h and i of the code is amended to read:

c. Application Requirements; Detailed Plan.

c-1.

c-1-f. Proposed number of >>accessory and principal<< buildings.

c-1-h. Bedrooms per unit >>(unit mix)<< .

c-1-i. ~~[[Motor]]~~ >>Number of motor<< vehicle and bicycle parking spaces provided, whether surface or in structures, and ratio per unit if residential, or per thousand square feet of building area if non-residential.

Part 57. Section 295-907-2-c-4, 7 and 8 of the code is amended to read:

c-4. A >>dimensioned<< site plan showing the location of proposed structures and a description of their intended use and height, all open spaces, setback dimensions, buffers, pedestrian and vehicular circulation systems, parking lots, structures and

garages, with the number of spaces in each, >>bicycle parking locations with the number of spaces provided,<< loading facilities >>and existing or anticipated adjacent on-street loading zones<< , refuse collection facilities >>, freestanding signs, any proposed fencing<< and all exterior lighting facilities.

c-7. A >>scaled<< landscape plan showing the location, number, size and type of all landscape and screening elements >>, including fencing and walls<< . Plant material shall be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1). All planted material shall be maintained on a continuous basis, including tree and plant replacement. >>Existing vegetation that is proposed to remain shall be identified.<<

c-8. ~~[[Elevations]]~~ >>Dimensioned elevations<< of each side of the exterior of any new building or structure being proposed, including materials, colors and ~~[[window]]~~ >>glazing<< specifications. If the project is a rehabilitation of or an addition to an existing building, both existing and proposed elevations shall be provided if any exterior modification is proposed.

Part 58. Section 295-907-2-c-9 to 15 of the code is renumbered 295-907-2-c-10 to 16.

Part 59. Section 295-907-2-c-9 of the code is created to read:

c-9. Dimensioned first floor plans of the proposed building or buildings, with anticipated uses or functions labeled.

Part 60. Section 295-907-2-c-10 and 11 of the code is amended to read:

c-10. Plans showing the location, size and type of any existing and proposed signs. Detailed information about all proposed freestanding and wall signs, including the materials, ~~[[proposed message and exact]]~~ >>height,<< dimensions >>and square footage<< of each sign face >>and overall sign, and sign type as classified by the zoning code<< ~~[[shall be provided]]~~ .

c-11. ~~[[Pictures]]~~ >>Photos<< of the site and surrounding context. ~~[[These pictures may be submitted as photographs, printed scanned images or in a digital format, but shall not exceed 8.5 inches by 11 inches.]]~~

Part 61. Section 295-907-2-c-14 and 15 of the code is repealed and recreated to read:

c-14. The affidavit required by s. 295-313.

c-15. An electronic version of the required plans and narrative, submitted at least 5 weeks prior to the scheduled city plan commission meeting.

Part 62. Section 295-907-2-c-16 of the code is repealed.

Part 63. Section 295-907-2-e-0 of the code is amended to read:

e. Plan Commission Review. The commission shall hold a public hearing and review the ordinance to create a planned development within ~~[[30]]~~ >>45<< days of receipt of the application, its introduction to the common council and the submission of all required documents, plans and maps unless an extension is requested by the applicant. The commission shall base its recommendation upon:

Part 64. Section 295-907-3-e of the code is repealed and recreated to read:

3. STANDARDS.

e. Setbacks. Setbacks shall be established to align with the comprehensive plan and principles of urban design.

Part 65. Section 295-907-3-h of the code is amended to read:

h. Circulation, Parking and Loading. Traffic circulation facilities shall be planned and installed consistent with the comprehensive plan. Adequate access for pedestrians and public and private vehicles shall be provided. ~~[[Parking]]~~ >>Vehicular and bicycle parking<< and loading facilities shall be located near the uses they support and shall be adequately screened and landscaped in a manner which meets or exceeds the requirements of this chapter. Private streets shall be constructed to comparable public street standards. Bicycle parking shall be in compliance with the requirements of s. 295-403 unless specifically altered by the detailed plan submittal.

Part 66. Section 295-907-3-L-0 of the code is amended to read:

L. Signs. The following signs are permitted in planned development districts >>unless otherwise stated in the general or detailed plan<< :

..LRB
APPROVED AS TO FORM
K. Broadnax

Legislative Reference Bureau

Date: May 15, 2024

..Attorney
IT IS OUR OPINION THAT THE ORDINANCE
IS LEGAL AND ENFORCEABLE

Office of the City Attorney
Date: _____

..Requestor
Department of City Development
..Drafter
LRB179642-3
Jeff Osterman
05/14/2024