

..Number  
200326  
..Version  
SUBSTITUTE 1  
..Reference

..Sponsor  
THE CHAIR

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

..Section  
295-201-239                    am  
295-203-5-a                    am  
295-803-1 (table)            am

..Analysis  
This ordinance adds event spaces to the list of permitted accessory uses for general offices. It also 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. Section 295-201-239 of the code is amended to read:

**295-201. Definitions.**

**239.** GENERAL OFFICE means use of a building for business, professional or administrative office. A general office is characterized by a low proportion of vehicle trips attributable to visitors or clients in relationship to employees. Examples include, but are not limited to, offices of firms or organizations providing architectural, computer software consulting, data management, engineering, interior design, graphic design, real estate, insurance, investment or legal services. This term does not include a bank or other financial institution or the office of a physician, dentist, optometrist or chiropractor. Accessory uses may include, but are not limited to, common areas, break rooms and lounge areas, including kitchens, coffee bars, outdoor spaces, pet-friendly areas, game rooms, fitness centers, locker and shower rooms, meeting rooms >> event spaces<< and conference centers. Accessory ~~[[conference or]]~~ meeting >> event or conference<< spaces may be occasionally used by outside groups. Accessory uses and functions may be related to an individual building occupant or may be common resources available to all occupants in a multi-tenant office building.

Part 2. Section 295-203-5-a of the code is amended to read:

**295-203. Use Definitions.**

**5. COMMERCIAL AND OFFICE USES.**

a. "General office" means use of a building for business, professional or administrative offices. A general office is characterized by a low proportion of vehicle trips attributable to visitors or clients in relationship to employees. Examples include, but are not limited to, offices of firms or organizations providing architectural, computer software consulting, data management, engineering, interior design, graphic design, real estate, insurance, investment or legal services. This term does not include a bank or other financial institution or the office of a physician, dentist, optometrist or chiropractor. Accessory uses may include, but are not limited to, common areas, break rooms and lounge areas, including kitchens, coffee bars, outdoor spaces, pet-friendly areas, game rooms, fitness centers, locker and shower rooms, meeting rooms >>, event spaces<< and conference centers. Accessory [~~conference or~~] meeting >>, event or conference<< spaces may be occasionally used by outside groups. Accessory uses and functions may be related to an individual building occupant or may be common resources available to all occupants in a multi-tenant office building.

Part 3. 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
<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

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

Y = Permitted Use S = Special Use	L = Limited Use N = Prohibited Use	Zoning Districts				
		IO1/ IO2	IL1/ IL2	IC	IM	IH
<b>Uses</b>						
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>						
<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

**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
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
Wholesale and distribution facility, indoor	Y	Y	Y	L	Y
Wholesale and distribution facility, outdoor	S	Y	S	S	Y
<i>Storage Facilities</i>					
Indoor	Y	Y	L	L	Y

Table 295-803-1 INDUSTRIAL DISTRICTS USE TABLE					
Uses	Zoning Districts				
	IO1/ IO2	IL1/ IL2	IC	IM	IH
Y = Permitted Use S = Special Use	L = Limited Use N = Prohibited Use				
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

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  
LRB176189-2  
Jeff Osterman  
07/16/2020