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SUBSTITUTE 1
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..Title
A substitute ordinance relating to various revisions to the zoning code.

..Sections
295-307-3-f am
295-307-7-e am
295-311-9-a am
295-311-9-b 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
295-505-2 (table) am
295-505-2-c-4 cr
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
295-505-5-c-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 |
| 295-703-2-n | rn |
| 295-703-2-o | rn |
| 295-703-2-p | rn |
| 295-703-2-q | rn |
| 295-703-2-q | rc |
| 295-703-2-r | rn |
| 295-703-2-s | rn |
| 295-703-2-t | rn |
| 295-703-2-u | rn |
| 295-703-2-v | rn |
| 295-703-2-w | rn |
| 295-703-2-x | rn |
| 295-703-2-y | rn |
| 295-703-2-z | rn |
| 295-703-2-aa | rn |
| 295-703-2-bb | rn |
| 295-703-2-cc | rn |
| 295-705-6-c | am |
| 295-705-9-0 | am |
| 295-705-9-b | am |
| 295-905-2-a (table) | am |
| 295-905-3-c | am |
| 295-907-2-b-4 | am |
| 295-907-2-b-7 | rc |
| 295-907-2-b-8 | rp |
| 295-907-2-b-9 | rp |
| 295-907-2-b-10 | rn |
| 295-907-2-b-11 | ra |
| 295-907-2-c-1-f | am |
| 295-907-2-c-1-h | am |
| 295-907-2-c-1-i | am |
| 295-907-2-c-4 | am |
| 295-907-2-c-7 | am |
| 295-907-2-c-8 | am |
| 295-907-2-c-9 | rn |
| 295-907-2-c-9 | cr |
| 295-907-2-c-10 | rn |
| 295-907-2-c-10 | am |

295-907-2-c-11 rn
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 295-307-3-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 2. 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 3. 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]]~~ >>_<< 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]]~~ >>_<< 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 4. 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, ~~[[øf]]~~ >>and<< other reasonable means, shall be provided to access the bicycle parking area.

Part 5. 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 6. 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 7. 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 8. 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 9. 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 10. 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 11. 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 12. 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 13. 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 14. 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 measure to a height allowed on that higher property.<<

Part 15. 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.</u> Does not include<< 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 16. 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 17. 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 18. Section 295-605-2-i-3-b, d and e of the code is amended to read:

295-605. Design Standards.

2. PRINCIPAL BUILDING STANDARDS.

i. Design Features.

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 19. 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 20. 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 21. 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 22. 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, freestanding sign (ft.) | NA | NA | 35 | 35 | 35 | 35 | 35 | 35 |
| Maximum height, wall sign (ft.) | NA | NA | 40 | 40 | 40 | 40 | 40 | 40 |
| Maximum height, roof sign | NA | NA | 25 ft. above roof | | | | | |
| <p>* 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.<<</p> | | | | | | | | |

Part 23. Section 295-605-5-c to h of the code is renumbered 295-605-5-d to i.

Part 24. 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 25. Table 295-703-1 of the code is amended to read:

| Table 295-703-1 DOWNTOWN DISTRICTS USE TABLE | | | | | | | | |
|---|------------------|-----|-----|-----|-----|-----|-----|-----|
| Uses | Zoning Districts | | | | | | | |
| | 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 | 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 26. Section 295-703-2-L to cc of the code is renumbered 295-703-2-o to ff.

Part 27. Section 295-703-2-f to k of the code is renumbered 295-703-2-g to L.

Part 28. 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 29. 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 30. 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 31. 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 32. 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 33. 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 34. 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 35. Table 295-905-2-a of the code is amended to read:

| Table 295-905-2-a | | |
|---|------------------|------------------------|
| INSTITUTIONAL DISTRICT USE TABLE | | |
| Y=Permitted Use | L=Limited Use | Zoning District |
| 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 36. 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 37. 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 38. 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 39. 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 40. Section 295-907-2-b-10 of the code is renumbered 295-907-2-b-8.

Part 41. 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 42. 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 43. 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 44. Section 295-907-2-c-9 to 15 of the code is renumbered 295-907-2-c-10 to 16.

Part 45. 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 46. 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 47. 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 48. Section 295-907-2-c-16 of the code is repealed.

Part 49. 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 50. 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 51. 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 52. 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: 05.02.2024

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

Office of the City Attorney
Date: _____
..Requestor
Department of City Development
..Drafter
LRB179642-2
Jeff Osterman
04/30/2024