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PROPOSED SUBSTITUTE B

..Reference

..Sponsor

ALD. MURPHY, WITKOWIAK AND WADE

..Title

A substitute ordinance relating to zoning regulations for transitional housing and permanent supportive housing.

..Sections

214-7-1-c-1 am

295-201-448 cr

295-201-664.5 rc

295-203-1-d rn

295-203-1-d cr

295-203-1-e rn

295-203-1-e cr

295-203-1-f rn

295-203-1-g rn

295-203-1-h rn

295-203-1-i rn

295-203-2-m rp

295-403-2-a (table) am

295-503-1 (table) am

295-503-2-c rn

295-503-2-c cr

295-503-2-d rn

295-503-2-e rn

295-503-2-f rn

295-503-2-g rn

295-503-2-h rn

295-503-2-i rn

295-503-2-j rn

295-503-2-k rn

295-503-2-L rn

295-503-2-m rn

295-503-2-n rn

295-503-2-o rn

295-503-2-p rn

295-503-2-q rn

295-503-2-r rn

295-503-2-s rn

295-503-2-t rn

295-503-2-u rn

295-503-2-v rn
295-503-2-w rn
295-505-2 (table) am
295-505-2-n cr
295-603-1 (table) am
295-603-2-a rn
295-603-2-a cr
295-603-2-b rn
295-603-2-c rn
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295-603-2-w rn
295-603-2-x rn
295-603-2-y rn
295-603-2-z rn
295-603-2-aa rn
295-605-2 (table) am
295-703-1 (table) am
295-703-2-b rn
295-703-2-b cr
295-703-2-c rn
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295-703-2-L rn
295-703-2-m rn
295-703-2-n rn
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295-703-2-q rn
295-703-2-r rn
295-703-2-s rn
295-703-2-t rn
295-703-2-u rn
295-803-1 (table) am
295-803-2-a rn
295-803-2-a cr
295-803-2-b rn
295-803-2-c rn
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295-803-2-n rn
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295-803-2-w rn
295-803-2-x rn
295-803-2-y rn
295-803-2-z rn
295-803-2-aa rn
295-803-2-bb rn
295-803-2-cc rn
295-803-2-dd rn
295-803-2-ee rn
295-803-2-ff rn
295-803-2-gg rn
295-803-2-hh rn

295-903-2-a (table) am
295-905-2-a (table) am
295-905-2-b-1 rn
295-905-2-b-1 cr
295-905-2-b-2 rn
295-905-2-b-3 rn
295-905-2-b-4 rn
295-905-2-b-5 rn
295-905-2-b-6 rn
295-905-2-b-7 rn
295-905-2-b-8 rn
295-905-2-b-9 rn
295-905-2-b-10 rn
295-905-2-b-11 rn
295-905-2-b-12 rn
295-905-2-b-13 rn

..Analysis

This ordinance removes the term “transitional living facility” from the zoning code and replaces it with a new term, “transitional housing,” which is defined as a single-family, 2-family or multi-family dwelling not licensed by the state of Wisconsin in which 4 or more adult clients are temporarily provided with treatment and services above the level of room and board, but less than nursing care, as a condition of their stay. For purposes of this definition, “temporarily” means not more than 24 months. The services provided include supervision, counseling, transportation, or assistance with personal finances or medications by a person or agency that prepares residents for independent living.

This ordinance also establishes the following zoning classifications for transitional housing:

Prohibited use – C9H downtown zoning district; all industrial districts except IM; the parks district.

Limited use – all residential zoning districts (except transitional housing in multi-family dwellings is a prohibited use in single-family districts); all commercial districts; all downtown districts except C9H; the IM industrial district; the institutional district.

The limited use standards for transitional housing are:

1. Each dwelling unit shall be occupied by one person or family.
2. The operator shall provide 24-hour staffing, appoint a community liaison and provide the liaison’s name, address and telephone number to the department of neighborhood services and to the local common council member.

3. Residents shall not be under the supervision of the Wisconsin department of corrections or any organization under contract with a local, state, federal or private corrections agency.

4. If single-family, 2-family or multi-family dwellings are a limited use in the zoning district, the transitional housing shall meet the applicable limited use standards for those uses.

In addition, this ordinance requires an annual fire inspection of all transitional housing, regardless of the number of dwelling units.

The other provisions of this ordinance relate to “permanent supportive housing,” which is defined as “multi-family housing that is not transitional housing or housing licensed by the state of Wisconsin, and that provides on-site services, such as case management and peer support, that help tenants who are disabled or at risk of homelessness to live independently”. The ordinance establishes the following zoning classifications for permanent supportive housing:

Prohibited use - all single-family and 2-family zoning districts; the C9H downtown zoning district; all industrial districts except IM; the parks and institutional zoning districts.

Permitted use – all multi-family, residential and office and commercial zoning districts; all downtown zoning districts except C9H; the IM industrial zoning district.

The ordinance further establishes the off-street parking requirements, lot-area-per-dwelling-unit requirements (permanent supportive housing) and lot-area-per-client requirements (transitional housing) for these uses.

..Body

Whereas, A small portion of Milwaukee’s population has consistently been unable to obtain safe, decent housing because of periods of low or no income, mental illness, market conditions or a combination thereof, and thus is homeless or at risk of homelessness; and

Whereas, Permanent supportive housing is a proven national model for assisting homeless persons and persons at risk of homelessness to live independently in multi-family buildings with on-site case management and peer support; and

Whereas, Permanent supportive housing has been found to reduce the social costs of homelessness by decreasing the number of police calls and emergency-room visits; and

Whereas, To be affordable to very-low-income residents, permanent supportive housing requires a greater density of dwelling units and fewer parking spaces than residential buildings in general; and

Whereas, Transitional housing provides temporary, supervised residential treatment to adult clients in need of such treatment, including but not limited to individuals with mental health conditions or other disabilities who are homeless or at risk of homelessness, or are affected by other circumstances that indicate a need for such treatment; and

Whereas, Inspection of transitional housing is necessary to maintain safe, decent and sanitary living conditions for residents living therein; and

Whereas, The Common Council has determined that there is a need to enact legislation regarding the zoning and building inspection of these two separate but complementary types of residences, in order to promote their sound and expedient approval, development and operation in a manner that protects both the residents of these dwellings and the general public; and

Whereas, The Common Council finds that the regulations set forth in this ordinance promote and protect the public health, safety and general welfare of the city and are thereby consistent with the purpose of the City of Milwaukee Zoning Code; now, therefore

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

Part 1. Section 214-7-1-c-1 of the code is amended to read:

214-7. Fire Prevention.

1. RESPONSIBILITIES OF THE FIRE CHIEF.

c. Fire Inspections.

c-1. Pursuant to s. 101.14(2), Wis. Stats., the commissioner of neighborhood services, as building inspector of the city, is authorized to conduct the annual fire inspections of all non-residential properties required by that section. In addition, the commissioner is authorized to conduct annual fire inspections of residential buildings with 3 or more dwelling units >>and transitional housing, regardless of the number of dwelling units<< .

Part 2. Section 295-201-448 of the code is created to read:

295-201. Definitions.

448. PERMANENT SUPPORTIVE HOUSING means multi-family housing that is not transitional housing or housing licensed by the state of Wisconsin, and that provides on-site services, such as case management and peer support, that help tenants who are disabled or at risk of homelessness to live independently.

Part 3. Section 295-201-664.5 of the code is repealed and recreated to read:

664.5. TRANSITIONAL HOUSING means a single-family, 2-family or multi-family dwelling not licensed by the state of Wisconsin in which 4 or more adult clients are temporarily provided with treatment and services above the level of room and board, but less than nursing care, as a condition of their stay. For purposes of this definition, “temporarily” means not more than 24 months. The services provided include supervision, counseling, transportation, or assistance with personal finances or medications by a person or agency that prepares residents for independent living.

Part 4. Section 295-203-1-d to i of the code is renumbered 295-203-1-f to k.

Part 5. Section 295-203-1-d and e of the code is created to read:

295-203. Use Definitions.

1. RESIDENTIAL USES.

d. “Permanent supportive housing” means multi-family housing that is not transitional housing or housing licensed by the state of Wisconsin, and that provides on-site services, such as case management and peer support, that help tenants who are disabled or at risk of homelessness to live independently”.

e. “Transitional housing” means a single-family, 2-family or multi-family dwelling not licensed by the state of Wisconsin in which 4 or more adult clients are temporarily provided with treatment and services above the level of room and board, but less than nursing care, as a condition of their stay. For purposes of this definition, “temporarily” means not more than 24 months. The services provided include supervision, counseling, transportation, or assistance with personal finances or medications by a person or agency that prepares residents for independent living.

Part 6. Section 295-203-2-m of the code is repealed.

Part 7. Table 295-403-2-a of the code is amended to read:

**Table 295-403-2-a
NUMBER OF PARKING SPACES REQUIRED, BY USE**

Uses	No. of Parking Spaces Required
RESIDENTIAL USES	
Single-family dwelling	min. of one space; max. of 4 spaces
Two-family dwelling	min. of one space per dwelling unit; max. of 4 spaces on the premises
Multi-family dwelling:	
<u>Zoning Districts</u>	<u>Min. ratio of parking spaces to dwelling units*</u>
RM1, RM2, RM3, RM4, RO1, NS1, LB1, RB1	1:1
RT4, RM5, RM6, RM7, RO2, NS2, LB2, RB2, CS, C9A, IM	2:3
* Note: In RM6, RM7, C9A and IM districts, a private elderly housing project shall have one parking space for every 2 dwelling units; in other zoning districts, a private elderly housing project shall have 2 parking spaces for every 3 dwelling units. Public housing for low-income families and public or federally-assisted low-income elderly housing projects shall provide one parking space for every 2 dwelling units.	
>>Permanent supportive housing	one for every 5 dwelling units<<
>>Transitional housing	one for every 5 dwelling units<<
Attached single-family dwelling	min. of one space; max. of 4 spaces
Live-work unit	one for each live/work unit in the building
Mobile home	N.A.
Watchman/service quarters	none
Family day care home	see requirement for dwelling unit type
GROUP RESIDENTIAL USES	
Rooming house	one for every 2 rooms
Convent, rectory or monastery	one per facility
Dormitory	one for every 15 beds or fraction thereof
Fraternity or sorority	one for every 2 rooms
Adult family home	one
<i>Foster Homes</i>	
Foster family home	one
Small foster home	one
Group home or group foster home	one
<i>Shelter Care Facilities</i>	
Family shelter care facility	one
Small group shelter care facility	one
Large group shelter care facility	one
Community living arrangement	one
[[Transitional living facility	one per dwelling unit]]
EDUCATIONAL USES	
Day care center	None (limited use) or as required by the board (special use)

**Table 295-403-2-a
NUMBER OF PARKING SPACES REQUIRED, BY USE**

Uses	No. of Parking Spaces Required
School, elementary or secondary	none
College	none
School, specialty or personal instruction	none
COMMUNITY-SERVING USES	
Library	none
Cultural institution	none
Community center	as required by the board for special use approval
Religious assembly	one for every 6 seats in the assembly hall
Cemetery or other place of interment	none
Public safety facility	none
Correctional facility	none
COMMERCIAL AND OFFICE USES	
General office	one for each 250 sq. ft. of the first 2,000 sq. ft. of gross floor area; one for each 1,000 sq. ft. of gross floor area in excess of 2,000 sq. ft.
Government office	see general office
Bank or other financial institution	see general office
Currency exchange, payday loan or title loan agency	see general retail establishment
Installment loan agency	see general retail establishment
Retail establishment, general	one for each 500 sq. ft. of gross floor area on the first floor; one for each 1,000 sq. ft. of gross floor area on the 2 nd floor and above
Garden supply or landscaping center	see general retail establishment
Home improvement center	see general retail establishment
Secondhand store	see general retail establishment
Outdoor merchandise sales	one for each 500 sq. ft. of outdoor or indoor space devoted to the display of goods for sale
Artist studio	none
Adult retail establishment	see general retail establishment
HEALTH CARE AND SOCIAL ASSISTANCE USES	
Medical office	see general office
Health clinic	see general office
Hospital	one for every 4 beds
Medical research laboratory	see general office
Medical service facility	see general office
Social service facility	see general office
Emergency residential shelter	as required by the board for special use approval
Nursing home	one for every 4 beds
GENERAL SERVICE USES	
Personal service establishment	see general office
Business service	see general office
Building maintenance service	see general office
Catering service	see general office

**Table 295-403-2-a
NUMBER OF PARKING SPACES REQUIRED, BY USE**

Uses	No. of Parking Spaces Required
Funeral home	one for each 100 square feet of floor area of a chapel, parlor or other room used for funeral services, but not less than 4 spaces
Laundromat	see general retail establishment
Dry cleaning establishment	see general retail establishment
Furniture and appliance rental and leasing	see general retail establishment
Household maintenance and repair service	see general retail establishment
Tool/equipment rental facility	see general retail establishment
<i>Animal Services</i>	
Animal hospital/clinic	see general retail establishment
Animal boarding facility	see general retail establishment
Animal grooming or training facility	see general retail establishment
MOTOR VEHICLE USES	
<i>Light Motor Vehicle</i>	
Sales facility	none (permitted use) or as required by the board (special use)
Rental facility	none (permitted or limited use) or as required by the board (special use)
Repair facility	as required by the board for special use approval
Body shop	none (permitted use) or as required by the board (special use)
Outdoor storage	none (permitted use) or as required by the board (special use)
Wholesale facility	none
<i>Heavy Motor Vehicle</i>	
Sales facility	none (permitted use) or as required by the board (special use)
Rental facility	none (permitted use) or as required by the board (special use)
Repair facility	none (permitted use) or as required by the board (special use)
Body shop	none (permitted use) or as required by the board (special use)
Outdoor storage	none (permitted use) or as required by the board (special use)
<i>General Motor Vehicle</i>	
Filling station	as required by the board for special use approval
Car wash	none
Drive-through facility	none
<i>Parking</i>	
Parking lot, principal use	N.A.
Parking lot, accessory use	N.A.
Parking structure, principal use	N.A.
Parking structure, accessory use	N.A.
Heavy motor vehicle parking lot, principal	N.A.
Heavy motor vehicle parking lot, accessory	N.A.
ACCOMODATION AND FOOD SERVICE USES	
Bed and breakfast	one for each sleeping room, plus one additional space
Hotel, commercial	one for every 1,000 square feet, or fraction thereof, of gross floor area on the ground floor or above
Hotel, residential	one for every 2 sleeping rooms
Tavern	see general retail establishment

**Table 295-403-2-a
NUMBER OF PARKING SPACES REQUIRED, BY USE**

Uses	No. of Parking Spaces Required
Assembly hall	one for every 1,000 square feet of gross floor area or fraction thereof
Restaurant, sit-down	see general retail establishment
Restaurant, fast-food/carry-out	see general retail establishment
ENTERTAINMENT AND RECREATION USES	
Park or playground	none
Festival grounds	none
Recreation facility, indoor	see general retail establishment
Recreation facility, outdoor	as required by the board for special use approval
Health club	see general retail establishment
Sports facility	as required by the board for special use approval
Gaming facility	N.A.
Theater	one for every 100 square feet of floor area in the theater auditorium
Convention and exposition center	as required by the board for special use approval
Marina	none
Outdoor racing facility	as required by the board for special use approval
Adult entertainment establishment	see general retail establishment
STORAGE, RECYCLING AND WHOLESALE TRADE USES	
Recycling collection facility	none
Mixed-waste processing facility	none
Material reclamation facility	none
Salvage operation, indoor	none
Salvage operation, outdoor	none
Wholesale and distribution facility, indoor	none
Wholesale and distribution facility, outdoor	none
<i>Storage Facilities</i>	
Indoor	none
Outdoor	none
Hazardous materials	none
TRANSPORTATION USES	
Ambulance service	see general office
Ground transportation service	see general office
Passenger terminal	none
Helicopter landing facility	none
Airport	none
Ship terminal or docking facility	none
Truck freight terminal	none
Railroad switching, classification yard or freight terminal	none
INDUSTRIAL USES	
Manufacturing, light	none

**Table 295-403-2-a
NUMBER OF PARKING SPACES REQUIRED, BY USE**

Uses	No. of Parking Spaces Required
Manufacturing, heavy	none
Manufacturing, intense	none
Research and development	none
Processing or recycling of mined materials	none
Contractor's shop	see general office
Contractor's yard	none
AGRICULTURAL USES	
Plant nursery or greenhouse	none
Raising of crops or livestock	none
UTILITY AND PUBLIC SERVICE USES	
Broadcasting or recording studio	see general office
Transmission tower	see general office
Water treatment plant	see general office
Sewerage treatment plant	see general office
Power generation plant	see general office
Substation/distribution equipment, indoor	see general office
Substation/distribution equipment, outdoor	see general office
TEMPORARY USES	
Seasonal market	none
Temporary real estate sales office	none
Temporary concrete/batch plant	none
Live entertainment special event	none

Part 8. Table 295-503-1 of the code is amended to read:

Table 295-503-1 RESIDENTIAL DISTRICTS USE TABLE											
Y = Permitted Use L = Limited Use S = Special Use N = Prohibited Use				Zoning Districts							
Uses				RS1-RS5	RS6	RT1-RT3	RT4	RM1-RM2	RM3-RM7	RO1	RO2
RESIDENTIAL USES											
Single-family dwelling				Y	Y	Y	Y	Y	Y	Y	Y
Two-family dwelling				L	L	Y	Y	Y	Y	Y	Y
Multi-family dwelling				N	N	L	L	Y	Y	Y	Y
>>Permanent supportive housing	N	N	N	N	Y	Y	Y			Y<<	
>>Transitional housing	L	L	L	L	L	L	L			L<<	
Attached single-family dwelling				N	N	L	L	Y	Y	Y	Y
Live-work unit				N	N	N	L	L	L	Y	Y

**Table 295-503-1
RESIDENTIAL DISTRICTS USE TABLE**

Uses	Zoning Districts							
	RS1-RS5	RS6	RT1-RT3	RT4	RM1-RM2	RM3-RM7	RO1	RO2
Mobile home	N	N	N	N	N	N	N	N
Watchman/service quarters	N	N	N	N	N	N	N	N
Family day care home	L	L	L	L	L	L	L	L
GROUP RESIDENTIAL USES								
Rooming house	N	N	N	S	S	S	S	S
Convent, rectory or monastery	Y	Y	Y	Y	Y	Y	Y	Y
Dormitory	N	N	N	S	S	S	S	S
Fraternity or sorority	N	N	N	S	S	S	S	S
Adult family home	L	L	L	L	L	L	L	L
Foster Homes								
Foster family home	Y	Y	Y	Y	Y	Y	Y	Y
Small foster home	L	L	L	L	L	L	L	L
Group home or group foster home	L	L	L	L	L	L	L	L
<i>Shelter Care Facilities</i>								
Family shelter care facility	Y	Y	Y	Y	Y	Y	Y	Y
Small group shelter care facility	L	L	L	L	L	L	L	L
Large group shelter care facility	N	N	N	S	S	S	S	S
Community living arrangement	L	L	L	L	L	L	L	L
[[Transitional living facility	N	N	N	S	S	S	S	S]]
EDUCATIONAL USES								
Day care center	L	L	L	L	L	L	L	L
School, elementary or secondary	Y	Y	Y	Y	Y	Y	Y	Y
College	N	N	N	S	S	S	Y	Y
School, specialty or personal instruction	N	L	N	L	N	L	Y	Y
COMMUNITY-SERVING USES								
Library	Y	Y	Y	Y	Y	Y	Y	Y
Cultural institution	N	L	N	L	L	L	L	L
Community center	N	S	N	S	S	S	S	S
Religious assembly	Y	Y	Y	Y	Y	Y	Y	Y
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	N	N	N	N	N
COMMERCIAL AND OFFICE USES								
General office	N	L	N	L	N	L	Y	Y
Government office	N	L	N	L	N	L	Y	Y
Bank or other financial institution	N	L	N	L	N	L	Y	Y

**Table 295-503-1
RESIDENTIAL DISTRICTS USE TABLE**

Uses	Zoning Districts							
	RS1-RS5	RS6	RT1-RT3	RT4	RM1-RM2	RM3-RM7	RO1	RO2
Y = Permitted Use L = Limited Use S = Special Use N = Prohibited Use								
Currency exchange, payday loan or title loan agency	N	N	N	N	N	N	N	N
Installment loan agency	N	N	N	N	N	N	N	N
Retail establishment, general	N	L	N	L	N	L	L	L
Garden supply or landscaping center	N	N	N	N	N	N	N	N
Home improvement center	N	N	N	N	N	N	N	N
Secondhand store	N	N	N	N	N	N	S	S
Outdoor merchandise sales	N	N	N	N	N	N	N	N
Artist studio	N	L	N	L	N	L	Y	Y
Adult retail establishment	N	N	N	N	N	N	N	N
HEALTH CARE AND SOCIAL ASSISTANCE USES								
Medical office	N	L	N	L	N	L	Y	Y
Health clinic	N	N	N	N	N	S	S	S
Hospital	N	N	N	N	N	N	N	N
Medical research laboratory	N	N	N	N	N	N	N	N
Medical service facility	N	N	N	N	N	N	N	N
Social service facility	N	N	N	S	N	S	S	S
Emergency residential shelter	N	N	N	N	S	S	S	S
Nursing home	N	S	N	S	S	S	S	S
GENERAL SERVICE USES								
Personal service	N	L	N	L	N	L	Y	Y
Business service	N	S	N	S	N	S	L	L
Building maintenance service	N	N	N	N	N	N	N	N
Catering service	N	L	N	L	N	L	L	L
Funeral home	N	L	N	L	N	L	Y	Y
Laundromat	N	N	N	N	N	N	L	L
Dry cleaning establishment	N	L	N	L	N	L	L	L
Furniture and appliance rental and leasing	N	N	N	N	N	N	N	N
Household maintenance and repair service	N	N	N	N	N	N	N	N
Tool/equipment rental facility	N	N	N	N	N	N	N	N
<i>Animal Services</i>								
Animal hospital/clinic	N	N	N	N	N	N	N	N
Animal boarding facility	N	N	N	N	N	N	N	N
Animal grooming or training facility	N	N	N	N	N	N	N	N
MOTOR VEHICLE USES								
Light Motor Vehicle								
Sales facility	N	N	N	N	N	N	N	N
Rental facility	N	N	N	N	N	N	N	N

**Table 295-503-1
RESIDENTIAL DISTRICTS USE TABLE**

Uses	Zoning Districts							
	RS1-RS5	RS6	RT1-RT3	RT4	RM1-RM2	RM3-RM7	RO1	RO2
Repair facility	N	N	N	N	N	N	N	N
Body shop	N	N	N	N	N	N	N	N
Outdoor storage	N	N	N	N	N	N	N	N
Wholesale facility	N	N	N	N	N	N	N	N
<i>Heavy Motor Vehicle</i>								
Sales facility	N	N	N	N	N	N	N	N
Rental facility	N	N	N	N	N	N	N	N
Repair facility	N	N	N	N	N	N	N	N
Body shop	N	N	N	N	N	N	N	N
Outdoor storage	N	N	N	N	N	N	N	N
<i>General Motor Vehicle</i>								
Filling station	N	N	N	N	N	N	N	N
Car wash	N	N	N	N	N	N	N	N
Drive-through facility	N	N	N	N	N	N	N	N
<i>Parking</i>								
Parking lot, principal use	N	S	N	S	S	S	S	S
Parking lot, accessory use	Y	L	Y	L	Y	L	Y	L
Parking structure, principal use	N	N	N	N	N	S	S	S
Parking structure, accessory use	N	N	N	N	Y	Y	Y	L
Heavy motor vehicle parking lot, principal	N	N	N	N	N	N	N	N
Heavy motor vehicle parking lot, accessory	N	N	N	N	N	N	N	N
ACCOMMODATION AND FOOD SERVICE USES								
Bed and breakfast	S	L	L	L	L	L	Y	Y
Hotel, commercial	N	N	N	N	N	N	N	S
Hotel, residential	N	N	N	N	N	N	N	Y
Tavern	N	L	N	L	N	L	N	S
Assembly hall	N	N	N	N	N	N	N	S
Restaurant, sit-down	N	L	N	L	N	L	Y	Y
Restaurant, fast-food/carry-out	N	L	N	L	N	L	L	L
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	N	N	N	N	N	N	S	S
Recreation facility, outdoor	N	N	N	N	N	N	N	N
Health club	N	N	N	N	N	N	Y	Y
Sports facility	N	N	N	N	N	N	N	N
Gaming facility	N	N	N	N	N	N	N	N
Theater	N	N	N	N	N	N	L	L

**Table 295-503-1
RESIDENTIAL DISTRICTS USE TABLE**

Uses	Zoning Districts							
	RS1-RS5	RS6	RT1-RT3	RT4	RM1-RM2	RM3-RM7	RO1	RO2
Convention and exposition center	N	N	N	N	N	N	N	N
Marina	N	N	N	N	N	N	N	N
Outdoor racing facility	N	N	N	N	N	N	N	N
Adult entertainment establishment	N	N	N	N	N	N	N	N
STORAGE, RECYCLING AND WHOLESALE TRADE USES								
Recycling collection facility	N	N	N	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	N	N	N	N	N	N	N
Wholesale and distribution facility, outdoor	N	N	N	N	N	N	N	N
<i>Storage Facilities</i>								
Indoor	N	N	N	N	N	N	N	N
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	N	N
Ground transportation service	N	N	N	N	N	N	N	N
Passenger terminal	N	N	N	N	N	N	N	N
Helicopter landing facility	N	N	N	N	N	N	N	N
Airport	N	N	N	N	N	N	N	N
Ship terminal or docking facility	N	N	N	N	N	N	N	N
Truck freight terminal	N	N	N	N	N	N	N	N
Railroad switching, classification yard or freight terminal	N	N	N	N	N	N	N	N
INDUSTRIAL USES								
Manufacturing, light	N	N	N	N	N	N	N	N
Manufacturing, heavy	N	N	N	N	N	N	N	N
Manufacturing, intense	N	N	N	N	N	N	N	N
Research and development	N	N	N	N	N	N	N	N
Processing or recycling of mined materials	N	N	N	N	N	N	N	N
Contractor's shop	N	N	N	N	N	N	N	N
Contractor's yard	N	N	N	N	N	N	N	N
AGRICULTURAL USES								
Plant nursery or greenhouse	Y	Y	Y	Y	Y	Y	Y	Y
Raising of crops or livestock	Y	Y	Y	Y	Y	Y	Y	Y
UTILITY AND PUBLIC SERVICE USES								
Broadcasting or recording studio	N	N	N	N	N	N	N	N

Table 295-503-1 RESIDENTIAL DISTRICTS USE TABLE								
Y = Permitted Use L = Limited Use S = Special Use N = Prohibited Use		Zoning Districts						
Uses	RS1-RS5	RS6	RT1-RT3	RT4	RM1-RM2	RM3-RM7	RO1	RO2
Transmission tower	L	L	L	L	L	L	L	L
Water treatment plant	S	S	S	S	S	S	S	S
Sewage treatment plant	N	N	N	N	N	N	N	N
Power generation plant	N	N	N	N	N	N	N	N
Substation/distribution equipment, indoor	S	S	S	S	S	S	S	S
Substation/distribution equipment, outdoor	L	L	L	L	L	L	L	L
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 9. Section 295-503-2-c to w is renumbered 295-503-2-d to x.

Part 10. Section 295-503-2-c of the code is created to read:

c. Transitional Housing. c-1. In the RS1 to RS6 districts, the use shall not be located in a multi-family dwelling. If this standard is not met, transitional housing is a prohibited use.

c-2. Each dwelling unit shall be occupied by one person or family.

c-3. The operator shall provide 24-hour staffing, appoint a community liaison and provide the liaison's name, address and telephone number to the department of neighborhood services and to the local common council member.

c-4. Residents shall not be under the supervision of the Wisconsin department of corrections or any organization under contract with a local, state, federal or private corrections agency.

c-5. If the transitional housing is in a 2-family dwelling or a multi-family dwelling, the use shall meet the applicable limited use standards for 2-family dwelling or multi-family dwellings, if any.

Part 11. 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 living facility resident]] , minimum (sq. ft.)	NA	NA	NA	NA	NA	NA	NA	NA	NA	600
	>>Lot area per transitional housing client, minimum (sq. ft.)	<u>6.700</u>	<u>4.000</u>	<u>3.000</u>	<u>2.400</u>	<u>2.000</u>	<u>1.200</u>	<u>1.800</u>	<u>1.200</u>	<u>750</u>	<u>600</u> <<
	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

*The requirements of table 295-505-2-i apply in lieu of the minimum lot coverage and minimum height requirements of this table.

** A structure shall meet the minimum height requirement 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.

RS1 RS2 RS3 RS4 RS5 RS6 RT1 RT2 RT3 RT4

**Table 295-505-2
PRINCIPAL BUILDING DESIGN STANDARDS**

		Single-family Districts				Two-family Districts					
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	6	6	3.5	3.5
	Combined side setback, minimum (ft.)	12	12	12	12	12	5	12	12	5	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 RT3-RT4	no	no	no	yes, if in existence on November 5, 2003; otherwise, special use

**Table 295-505-2
PRINCIPAL BUILDING DESIGN STANDARDS**

	Multi-family Districts							Residence & Office	
	RM1	RM2	RM3	RM4	RM5	RM6	RM7	RO1	RO2
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
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 one	1,200	800	400	150	2,400	400
>>Lot area per dwelling unit, permanent supportive housing, minimum (sq. ft.)**	<u>1,200; 2,400 for a unit with 2 or more bedrooms</u>	<u>600; 1,200 for a unit with 2 or more bedrooms</u>	<u>900; 1,800 for a unit with 2 or more bedrooms</u>	<u>600; 1,200 for a unit with 2 or more bedrooms</u>	<u>400; 800 for a unit with 2 or more bedrooms</u>	<u>200; 400 for a unit with 2 or more bedrooms</u>	<u>75; 150 for a unit with 2 or more bedrooms</u>	<u>1,200; 2,400 for a unit with 2 or more bedrooms</u>	<u>200; 400 for a unit with 2 or more bedrooms</u> <<
Lot area per roomer or transitional [[living facility resident]] >>housing client<< , minimum (sq. ft.) >>*<<	1,200	600	900	600	400	200	75	1,200	200
Lot coverage, minimum <i>interior lot</i>	15%	15%	*	*	*	*	20%	15%	*
Lot coverage, maximum <i>interior lot</i>	30%	50%	50%	70%	70%	70%	85%	30%	none
Lot coverage, minimum <i>corner lot</i>	15%	15%	*	*	*	*	20%	15%	*
Lot coverage, maximum <i>corner lot</i>	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>split-level or taller</i>	none	none	none	none	none	none	none	none	none
Height, minimum (ft.)	none	none	*	*	*	*	20	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 as 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	RO1	RO2
Height, maximum (ft.)	45	45	45	60	60	85	85; no limit if floor area ratio is less than 4:1	45	85
Front setback, minimum (ft.) <i>(see s. 295-505-2-b)</i>	average	average	average	average	average	average	average	average	average
Front setback, maximum (ft.) <i>(see s. 295-505-2-b)</i>	none	none	average but never 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
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	3.5	3.5	3.5	3.5	6	none
Combined side setback, Minimum (ft.)	12	12	5	5	5	5	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, 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.) <i>(see s. 295-505-2-e)</i>	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 12. Section 295-505-2-n of the code is created to read:

295-505. Design Standards.

2. PRINCIPAL BUILDING STANDARDS.

n. Minimum Lot Area for Premises with Mixture of Dwelling Unit Types. n-1. Permanent Supportive Housing. Where permanent supportive housing is mixed with other types of dwelling units, the calculation of lot area per dwelling unit first requires that the lot area be prorated between the different housing types according to the number of units of each type, using the formula $PSF = ((PN/RN) \times LSF)/PN$, where:

n-1-a. PSF is the lot area, in square feet, per permanent supportive housing unit.

n-1-b. PN is the number of permanent supportive housing units.

n-1-c. RN is the total number of residential units, both permanent supportive housing units other types of dwelling units.

n-1-d. LSF is total lot area, in square feet.

n-2. Transitional Housing. Where transitional housing is mixed with other types of dwelling units, the calculation of lot area per dwelling unit first requires that the lot area be prorated between the different housing types according to the number of units of each type, using the formula $TSF = ((TN/2)/((TN/2) + GN)) \times LSF/TN$, where:

n-2-a. TSF is the lot area, in square feet, per transitional housing client

n-2-b. TN is the total number of transitional housing clients

n-2-c. GN is the total number of dwelling units, not including transitional housing

n-2-d. LSF is total lot area, in square feet

Part 13. 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	RB1	RB2	CS
RESIDENTIAL USES										
Single-family dwelling				Y	Y	Y	Y	Y	Y	Y
Two-family dwelling				Y	Y	Y	Y	Y	Y	Y
Multi-family dwelling				Y	Y	Y	Y	Y	Y	Y
>>Permanent supportive housing				Y	Y	Y	Y		Y	<<
>>Transitional housing				L	L	L	L		L	<<
Attached single-family dwelling				Y	Y	Y	Y	Y	Y	Y
Live-work unit				Y	Y	Y	Y	Y	Y	Y
Mobile home				N	N	N	N	N	N	N
Watchman/service quarters				N	N	N	N	N	N	N
Family day care home				L	L	L	L	L	L	L
GROUP RESIDENTIAL USES										
Rooming house				S	S	S	S	S	S	S
Convent, rectory or monastery				Y	Y	Y	Y	Y	Y	Y
Dormitory				S	S	S	S	S	S	S
Fraternity or sorority				S	S	S	S	S	S	S
Adult family home				L	L	L	L	L	L	L
<i>Foster Homes</i>										
Foster family home				Y	Y	Y	Y	Y	Y	Y
Small foster home				L	L	L	L	L	L	L
Group home or group foster home				L	L	L	L	L	L	L
Shelter Care Facilities										
Family shelter care facility				Y	Y	Y	Y	Y	Y	Y
Small group shelter care facility				L	L	L	L	L	L	L
Large group shelter care facility				S	S	S	S	S	S	S
Community living arrangement				L	L	L	L	L	L	L
[[Transitional living facility				S	S	S	S	S	S	S]]
EDUCATIONAL USES										
Day care center				S	S	S	S	S	S	S
School, elementary or secondary				Y	Y	Y	Y	Y	Y	Y
College				Y	Y	Y	Y	Y	Y	Y
School, specialty or personal instruction				Y	Y	Y	Y	Y	Y	Y
COMMUNITY-SERVING USES										
Library				Y	Y	Y	Y	Y	Y	Y
Cultural institution				Y	Y	Y	Y	Y	Y	Y
Community center				S	S	S	S	S	S	S
Religious assembly				S	S	S	S	Y	Y	Y
Cemetery or other place of interment				N	N	N	N	N	N	N
Public safety facility				Y	Y	Y	Y	Y	Y	Y

**Table 295-603-1
COMMERCIAL DISTRICTS USE TABLE**

Y = Permitted Use S = Special Use Uses	L = Limited Use N = Prohibited Use Zoning Districts						
	NS1	NS2	LB1	LB2	RB1	RB2	CS
Correctional facility	N	N	N	N	N	N	N
COMMERCIAL AND OFFICE USES							
General office	Y	Y	Y	Y	Y	Y	Y
Government office	Y	Y	Y	Y	Y	Y	Y
Bank or other financial institution	Y	Y	Y	Y	Y	Y	Y
Currency exchange, payday loan or title loan agency	S	S	S	S	S	S	S
Installment loan agency	S	S	S	S	S	S	S
Retail establishment, general	L	L	L	L	L	L	L
Garden supply or landscaping center	N	N	Y	Y	Y	Y	Y
Home improvement center	N	N	S	S	Y	Y	Y
Secondhand store	S	S	S	S	S	S	S
Outdoor merchandise sales	S	S	S	S	S	S	S
Artist studio	Y	Y	Y	Y	Y	Y	Y
Adult retail establishment	N	N	N	N	S	S	N
HEALTH CARE AND SOCIAL ASSISTANCE USES							
Medical office	Y	Y	Y	Y	Y	Y	Y
Health clinic	S	S	S	S	S	S	S
Hospital	N	N	S	S	S	S	S
Medical research laboratory	N	N	S	S	S	S	Y
Medical service facility	N	N	S	S	S	S	S
Social service facility	S	S	S	S	S	S	S
Emergency residential shelter	S	S	S	S	S	S	S
Nursing home	S	S	Y	Y	Y	Y	Y
GENERAL SERVICE USES							
Personal service	Y	Y	Y	Y	Y	Y	Y
Business service	Y	Y	Y	Y	Y	Y	Y
Building maintenance service	N	N	S	S	Y	Y	Y
Catering service	Y	Y	Y	Y	Y	Y	Y
Funeral home	Y	Y	Y	Y	Y	Y	Y
Laundromat	Y	Y	Y	Y	Y	Y	Y
Dry cleaning establishment	Y	Y	Y	Y	Y	Y	Y
Furniture and appliance rental and leasing	S	S	Y	Y	Y	Y	Y
Household maintenance and repair service	Y	Y	Y	Y	Y	Y	Y
Tool/equipment rental facility	Y	Y	Y	Y	Y	Y	Y
<i>Animal Services</i>							
Animal hospital/clinic	L	L	L	L	L	L	L
Animal boarding facility	L	L	L	L	L	L	L
Animal grooming or training facility	L	L	L	L	L	L	L
MOTOR VEHICLE USES							
<i>Light Motor Vehicle</i>							
Sales facility	N	N	S	S	Y	Y	S
Rental facility	L	L	L	L	Y	Y	Y
Repair facility	N	N	S	S	S	S	S
Body shop	N	N	S	S	S	S	S

**Table 295-603-1
COMMERCIAL DISTRICTS USE TABLE**

Y = Permitted Use S = Special Use Uses	L = Limited Use N = Prohibited Use Zoning Districts						
	NS1	NS2	LB1	LB2	RB1	RB2	CS
Outdoor storage	N	N	S	S	S	S	S
Wholesale facility	L	L	L	L	L	L	L
<i>Heavy Motor Vehicle</i>							
Sales facility	N	N	S	S	S	S	S
Rental facility	N	N	S	S	S	S	S
Repair facility	N	N	N	N	S	S	N
Body shop	N	N	N	N	S	S	N
Outdoor storage	N	N	N	N	S	S	N
<i>General Motor Vehicle</i>							
Filling station	N	N	S	S	S	S	S
Car wash	N	N	L	L	L	L	L
Drive-through facility	L	L	L	L	L	L	L
<i>Parking</i>							
Parking lot, principal use	L	L	Y	L	Y	L	L
Parking lot, accessory use	Y	L	Y	L	Y	Y	Y
Parking structure, principal use	S	S	L	L	L	L	L
Parking structure, accessory use	Y	L	Y	L	Y	Y	Y
Heavy motor vehicle parking lot, principal use	N	N	S	S	S	S	S
Heavy motor vehicle parking lot, accessory use	S	S	S	S	S	S	S
ACCOMMODATION AND FOOD SERVICE USES							
Bed and breakfast	Y	Y	Y	Y	Y	Y	Y
Hotel, commercial	Y	Y	Y	Y	Y	Y	Y
Hotel, residential	Y	Y	Y	Y	Y	Y	Y
Tavern	L	L	Y	Y	Y	Y	Y
Assembly hall	S	S	S	S	S	S	S
Restaurant, sit-down	Y	Y	Y	Y	Y	Y	Y
Restaurant, fast-food/carry-out	L	L	L	L	L	L	L
ENTERTAINMENT AND RECREATION USES							
Park or playground	Y	Y	Y	Y	Y	Y	Y
Festival grounds	N	N	N	N	N	N	N
Recreation facility, indoor	S	S	Y	Y	Y	Y	Y
Recreation facility, outdoor	S	S	S	S	S	S	S
Health club	Y	Y	Y	Y	Y	Y	Y
Sports facility	N	N	S	S	S	S	S
Gaming facility	N	N	N	N	N	N	N
Theater	L	L	Y	Y	Y	Y	Y
Convention and exposition center	N	N	S	S	S	S	S
Marina	Y	Y	Y	Y	Y	Y	Y
Outdoor racing facility	N	N	N	N	N	N	N
Adult entertainment establishment	N	N	N	N	S	S	N
STORAGE, RECYCLING AND WHOLESALE TRADE USES							
Recycling collection facility	S	S	S	S	S	S	S
Mixed-waste processing facility	N	N	N	N	N	N	N
Material reclamation facility	N	N	N	N	N	N	N

**Table 295-603-1
COMMERCIAL DISTRICTS USE TABLE**

Y = Permitted Use S = Special Use Uses	L = Limited Use N = Prohibited Use Zoning Districts						
	NS1	NS2	LB1	LB2	RB1	RB2	CS
Salvage operation, indoor	N	N	N	N	N	N	S
Salvage operation, outdoor	N	N	N	N	N	N	N
Wholesale and distribution facility, indoor	S	S	L	L	L	L	Y
Wholesale and distribution facility, outdoor	N	N	S	S	S	S	S
Storage Facilities							
Indoor	S	S	L	L	L	L	Y
Outdoor	N	N	S	S	S	S	S
Hazardous materials	N	N	N	N	N	N	N
TRANSPORTATION USES							
Ambulance service	N	N	S	S	Y	Y	S
Ground transportation service	N	N	S	S	S	S	L
Passenger terminal	N	N	Y	Y	Y	Y	Y
Helicopter landing facility	N	N	S	S	S	S	S
Airport	N	N	N	N	N	N	N
Ship terminal or docking facility	N	N	N	N	N	N	N
Truck freight terminal	N	N	N	N	N	N	N
Railroad switching, classification yard or freight terminal	N	N	N	N	N	N	N
INDUSTRIAL USES							
Manufacturing, light	N	N	L	L	L	L	L
Manufacturing, heavy	N	N	N	N	N	N	N
Manufacturing, intense	N	N	N	N	N	N	N
Research and development	N	N	S	S	S	S	S
Processing or recycling of mined materials	N	N	N	N	N	N	N
Contractor's shop	N	N	L	L	L	L	L
Contractor's yard	N	N	S	S	S	S	S
AGRICULTURAL USES							
Plant nursery or greenhouse	N	N	N	N	N	N	N
Raising of crops or livestock	N	N	N	N	N	N	N
UTILITY AND PUBLIC SERVICE USES							
Broadcasting or recording studio	N	N	Y	Y	Y	Y	Y
Transmission tower	L	L	L	L	L	L	L
Water treatment plant	S	S	Y	Y	Y	Y	Y
Sewage treatment plant	N	N	N	N	N	N	N
Power generation plant	N	N	N	N	N	N	N
Substation/distribution equipment, indoor	S	S	S	S	S	S	S
Substation/distribution equipment, outdoor	L	L	L	L	L	L	L
TEMPORARY USES							
Seasonal market	L	L	L	L	L	L	L
Temporary real estate sales office	L	L	L	L	L	L	L
Concrete/batch plant, temporary	L	L	L	L	L	L	L
Live entertainment special event	L	L	L	L	L	L	L

Part 14. Section 295-603-2-a to aa of the code is renumbered 295-603-2-b to bb.

Part 15. Section 295-603-2-a of the code is created to read:

295-603. Uses.

2. LIMITED USE STANDARDS. a. Transitional Housing. a-1. Each dwelling unit shall be occupied by one person or family.

a-2. The operator shall provide 24-hour staffing, appoint a community liaison and provide the liaison's name, address and telephone number to the department of neighborhood services and to the local common council member.

a-3. Residents shall not be under the supervision of the Wisconsin department of corrections or any organization under contract with a local, state, federal or private corrections agency.

Part 16. Table 295-605-2 of the code is amended to read:

**Table 295-605-2
PRINCIPAL BUILDING DESIGN STANDARDS**

Design Standards for Non-residential and Multi-family Principal Buildings

	NS1	NS2	LB1	LB2	RB1	RB2	CS
Primary Street							
Front setback, minimum (ft.) (see s. 295-505-2-b)	average	none	average	none	average	none	none
Front setback, maximum (ft.) (see s. 295-505-2-b)	50	average	70	average	none	70	average
Secondary Street							
Side street setback, min. (ft.)	none	none	none	none	none	none	none
Side street setback, max. (ft.)	15	5	25	5	none	70	5
Rear street setback, minimum (ft.)	none	none	none	none	none	none	none
Rear street setback, maximum (ft.)	none	none	none	none	none	none	none
Side setback, minimum (ft.)	none	none	none	none	none	none	none
Side setback, maximum (ft.)	none	none	none	none	none	none	none
Rear setback, minimum (ft.)	none	none	none	none	none	none	none
Rear setback, maximum (ft.)	none	none	none	none	none	none	none
Lot area per dwelling unit, minimum (sq. ft.)	2,400	1,200	1,200	800	1,200	800	1,200
>>Lot area per dwelling unit, permanent supportive housing, minimum (sq. ft.)	<u>1,200: 2,400 for a unit with 2 or more bedrooms</u>	<u>600: 1,200 for a unit with 2 or more bedrooms</u>	<u>600: 1,200 for a unit with 2 or more bedrooms</u>	<u>400: 800 for a unit with 2 or more bedrooms</u>	<u>600: 1,200 for a unit with 2 or more bedrooms</u>	<u>400: 800 for a unit with 2 or more bedrooms</u>	<u>600: 1,200 for a unit with 2 or more bedrooms<<</u>
>>Lot area per transitional housing client, minimum (sq. ft.)	<u>1,200</u>	<u>600</u>	<u>600</u>	<u>400</u>	<u>600</u>	<u>400</u>	<u>600<<</u>
Height, minimum (ft.)	none	18	none	18	none	24	none
Height, maximum (ft.)	45	60	45	60	85	85	60
Minimum glazed area, primary street frontage	40%	60%	30%	60%	20%	30%	10%
Minimum glazed area, secondary street frontage	10%	15%	10%	15%	10%	15%	5%
Multiple principal buildings permitted?	yes	yes	yes	yes	yes	yes	yes
<i>Design Standards for Single-family and Two-family Dwellings</i>							
	NS1	NS2	LB1	LB2	RB1	RB2	CS
Refer to design standards in subch. 5 for this residential district	RM1	RM4	RM2	RM5	RM2	RM5	RM4

Part 17. 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	Y	L	L	L	L	L	N
Two-family dwelling	Y	Y	L	L	L	L	L	N
Multi-family dwelling	Y	Y	L	L	L	L	L	N
>>Permanent supportive housing	Y	Y	Y	Y	Y	Y	Y	N<<
>>Transitional housing	L	L	L	L	L	L	L	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
[[Transitional living facility	S	S	S	S	S	S	S	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, specialty or personal instruction	S	Y	Y	S	S	S	Y	S
COMMUNITY-SERVING USES								
Library	Y	Y	Y	Y	S	Y	Y	N
Cultural institution	L	L	Y	Y	S	Y	Y	N
Community center	S	S	S	S	S	S	S	S

**Table 295-703-1
DOWNTOWN DISTRICTS USE TABLE**

Uses	Zoning Districts							
	C9A	C9B	C9C	C9D	C9E	C9F	C9G	C9H
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
Retail establishment, general	L	Y	Y	S	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	N	S	S	N	S	S	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
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
GENERAL SERVICE USES								
Personal service	L	Y	Y	S	Y	Y	Y	N
Business service	S	Y	Y	Y	L	Y	Y	Y
Building maintenance service	N	S	S	N	L	Y	Y	Y
Catering service	L	S	S	N	N	N	Y	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>								

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
Animal hospital/clinic	N	N	S	N	S	S	S	S
Animal boarding facility	N	N	N	N	N	N	N	N
Animal grooming or training facility	N	N	S	N	S	S	S	S
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
Drive-through facility	N	S	S	S	S	S	S	S
<i>Parking</i>								
Parking lot, principal use	S	S	S	L	S	S	L	S
Parking lot, accessory use	L	S	S	L	S	S	L	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	N	Y	Y	Y	N
Tavern	S	Y	Y	Y	Y	Y	Y	Y
Assembly hall	S	S	Y	Y	L	Y	Y	Y
Restaurant, sit-down	L	Y	Y	Y	Y	Y	Y	Y
Restaurant, fast-food/carry-out	L	L	L	L	L	L	L	L
ENTERTAINMENT AND RECREATION USES								
Park or playground	Y	Y	Y	Y	Y	Y	Y	Y

Table 295-703-1 DOWNTOWN DISTRICTS USE TABLE								
Uses	Zoning Districts							
	C9A	C9B	C9C	C9D	C9E	C9F	C9G	C9H
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
Adult entertainment establishment	N	N	N	N	N	N	S	S
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	Y	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	Y	Y
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	S	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								
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

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
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 crops or livestock	N	N	N	N	N	N	N	N
UTILITY AND PUBLIC SERVICE USES								
Broadcasting or recording studio	N	Y	Y	Y	L	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
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 18. Section 295-703-2-b to u of the code is renumbered 295-703-2-c to v.

Part 19. Section 295-703-2-b of the code is created to read:

295-703. Uses.

2. LIMITED USE STANDARDS. b. Transitional Housing. b-1. Each dwelling unit shall be occupied by one person or family.

b-2. The operator shall provide 24-hour staffing, appoint a community liaison and provide the liaison's name, address and telephone number to the department of neighborhood services and to the local common council member.

b-3. Residents shall not be under the supervision of the Wisconsin department of corrections or any organization under contract with a local, state, federal or private corrections agency.

b-4. The use shall meet the applicable limited use standards for a single-family dwelling, 2-family dwelling or multi-family dwellings, if any.

Part 20. 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	IM	IH
RESIDENTIAL USES				
Single-family dwelling	N	N	Y	N
Two-family dwelling	N	N	Y	N
Multi-family dwelling	N	N	Y	N
>>Permanent supportive housing	N	N	Y	N<<
>>Transitional housing	N	N	L	N<<
Attached single-family dwelling	N	N	Y	N
Live-work unit	N	N	Y	N
Mobile home	N	N	N	N
Watchman/service quarters	Y	Y	N	Y
Family day care home	N	N	Y	N
GROUP RESIDENTIAL USES				
Rooming house	N	N	S	N
Convent, rectory or monastery	N	N	Y	N
Dormitory	N	N	S	N
Fraternity or sorority	N	N	S	N
Adult family home	N	N	L	N
<i>Foster Homes</i>				
Foster family home	N	N	Y	N
Small foster home	N	N	L	N
Group home or group foster home	N	N	L	N
<i>Shelter Care Facilities</i>				
Family shelter care facility	N	N	Y	N
Small group shelter care facility	N	N	L	N
Large group shelter care facility	N	N	S	N
Community living arrangement	N	N	L	N
[[Transitional living facility	N	N	S	N]]
EDUCATIONAL USES				
Day care center	S	S	L	S
School, elementary or secondary	N	N	Y	N
College	S	S	S	N
School, specialty or personal instruction	S	S	S	N
COMMUNITY-SERVING USES				
Library	N	N	Y	N
Cultural institution	N	N	L	N
Community center	N	N	S	N
Religious assembly	N	N	S	N
Cemetery or other place of interment	N	N	N	N
Public safety facility	Y	Y	Y	Y
Correctional facility	N	N	N	N
COMMERCIAL AND OFFICE USES				
General office	Y	Y	Y	L
Government office	Y	Y	Y	L
Bank or other financial institution	S	S	Y	N
Currency exchange, payday loan or title loan agency	N	N	S	N
Installment loan agency	N	N	S	N
Retail establishment, general	N	N	Y	N
Garden supply or landscaping center	N	Y	Y	N
Home improvement center	N	Y	Y	N
Secondhand store	N	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		
Uses	IO1/ IO2	IL1/ IL2	IM	IH
Outdoor merchandise sales	N	N	L	N
Artist studio	N	Y	Y	N
Adult retail establishment	N	N	S	N
HEALTH CARE AND SOCIAL ASSISTANCE				
Medical office	S	N	S	N
Health clinic	L	N	S	N
Hospital	N	N	N	N
Medical research laboratory	Y	Y	Y	N
Medical service facility	N	S	N	N
Social service facility	N	S	S	N
Emergency residential shelter	N	N	N	N
Nursing home	N	N	N	N
GENERAL SERVICE USES				
Personal service	N	N	Y	N
Business service	Y	S	Y	N
Building maintenance service	S	Y	S	N
Catering service	S	Y	Y	N
Funeral home	N	N	N	N
Laundromat	N	N	Y	N
Dry cleaning establishment	N	N	Y	N
Furniture and appliance rental and leasing	N	N	Y	N
Household maintenance and repair service	N	Y	Y	N
Tool/equipment rental facility	N	Y	Y	N
<i>Animal Services</i>				
Animal hospital/clinic	N	Y	L	Y
Animal boarding facility	N	Y	L	Y
Animal grooming or training facility	N	Y	L	Y
MOTOR VEHICLE USES				
<i>Light Motor Vehicle</i>				
Sales facility	L	S	S	S
Rental facility	L	S	S	S
Repair facility	L	S	S	L
Body shop	L	S	S	L
Outdoor storage	L	Y	S	Y
Wholesale facility	Y	Y	Y	Y
<i>Heavy Motor Vehicle</i>				
Sales facility	L	Y	S	Y
Rental facility	L	Y	S	Y
Repair facility	L	L	S	L
Body shop	L	L	S	L
Outdoor storage	L	S	S	Y
<i>General Motor Vehicle</i>				
Filling station	S	S	S	S
Car wash	S	S	S	S
Drive-through facility	S	S	S	S
<i>Parking</i>				
Parking lot, principal use	Y	Y	L	Y
Parking lot, accessory use	Y	Y	L	Y
Parking structure, principal use	Y	Y	L	Y
Parking structure, accessory use	Y	Y	L	Y
Heavy motor vehicle parking lot, principal use	S	L	L	Y
Heavy motor vehicle parking lot, accessory use	Y	Y	Y	Y
ACCOMODATION AND FOOD SERVICE USES				

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	IM	IH
Bed and breakfast	N	N	Y	N
Hotel, commercial	L	N	Y	N
Hotel, residential	N	N	Y	N
Tavern	L	L	Y	L
Assembly hall	S	S	S	N
Restaurant, sit-down	L	L	Y	L
Restaurant, fast-food/carry-out	L	L	L	L
ENTERTAINMENT AND RECREATION USES				
Park or playground	S	S	S	S
Festival grounds	N	N	N	N
Recreation facility, indoor	N	S	Y	N
Recreation facility, outdoor	N	N	S	N
Health club	L	L	Y	N
Sports facility	N	S	S	N
Gaming facility	N	S	N	N
Theater	N	N	Y	N
Convention and exposition center	S	N	S	N
Marina	Y	Y	Y	Y
Outdoor racing facility	N	N	N	S
Adult entertainment establishment	N	N	N	N
STORAGE, RECYCLING AND WHOLESALE TRADE USES				
Recycling collection facility	S	Y	S	Y
Mixed-waste processing facility	N	L	S	L
Material reclamation facility	N	N	N	L
Salvage operation, indoor	L	L	L	L
Salvage operation, outdoor	N	S	S	S
Wholesale and distribution facility, indoor	Y	Y	Y	Y
Wholesale and distribution facility, outdoor	S	Y	S	Y
<i>Storage Facilities</i>				
Indoor	Y	Y	Y	Y
Outdoor	N	Y	S	Y
Hazardous materials	N	N	N	S
TRANSPORTATION USES				
Ambulance service	Y	Y	S	Y
Ground transportation service	S	Y	S	Y
Passenger terminal	Y	Y	Y	Y
Helicopter landing facility	S	S	S	S
Airport	N	Y	N	N
Ship terminal or docking facility	N	Y	N	Y
Truck freight terminal	N	S	S	L
Railroad switching, classification yard or freight terminal	N	Y	Y	Y
INDUSTRIAL USES				
Manufacturing, light	Y	Y	Y	Y
Manufacturing, heavy	N	S	S	Y
Manufacturing, intense	N	N	N	S
Research and development	Y	Y	Y	Y
Processing or recycling of mined minerals	N	N	N	S
Contractor's shop	Y	Y	Y	Y
Contractor's yard	S	Y	Y	Y
AGRICULTURAL USES				
Plant nursery or greenhouse	Y	Y	Y	Y
Raising of crops or livestock	Y	Y	Y	Y
UTILITY AND PUBLIC SERVICE USES				

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	IM	IH
Broadcasting or recording studio	Y	S	Y	S
Transmission tower	L	L	L	L
Water treatment plant	Y	Y	Y	Y
Sewerage treatment plant	N	Y	N	Y
Power generation plant	N	S	N	Y
Substation/distribution equipment, indoor	S	Y	S	Y
Substation/distribution equipment, outdoor	L	Y	L	Y
TEMPORARY USES				
Seasonal market	L	L	L	L
Temporary real estate sales office	L	L	L	L
Concrete/batch plant, temporary	L	L	L	L
Live entertainment special event	L	L	L	L

Part 21. Section 295-803-2-a to hh of the code is renumbered 295-803-2-b to ii.

Part 22. Section 295-803-2-a of the code is created to read:

295-803. Uses.

2. LIMITED USE STANDARDS. a. Transitional Housing. a-1. Each dwelling unit shall be occupied by one person or family.

a-2. The operator shall provide 24-hour staffing, appoint a community liaison and provide the liaison's name, address and telephone number to the department of neighborhood services and to the local common council member.

a-3. Residents shall not be under the supervision of the Wisconsin department of corrections or any organization under contract with a local, state, federal or private corrections agency.

Part 23. Table 295-903-2-a of the code is amended to read:

Table 295-903-2-a PARKS DISTRICT USE TABLE	
Y = Permitted Use S = Special Use	L = Limited Use N = Prohibited Use
Uses	Zoning District
	PK
RESIDENTIAL USES	
Single-family dwelling	N
Two-family dwelling	N
Multi-family dwelling	N
>>Permanent supportive housing	<u>N</u> <<
>>Transitional housing	<u>N</u> <<

Table 295-903-2-a PARKS DISTRICT USE TABLE		
Y = Permitted Use S = Special Use	L = Limited Use N = Prohibited Use	Zoning District
Uses		PK
Attached single-family dwelling		N
Live-work unit		N
Mobile home		N
Watchman/service quarters		N
Family day care home		N
GROUP RESIDENTIAL USES		
Rooming house		N
Convent, rectory or monastery		N
Dormitory		N
Fraternity or sorority		N
Adult family home		N
<i>Foster Homes</i>		
Foster family home		N
Small foster home		N
Group home or group foster home		N
<i>Shelter Care Facilities</i>		
Family shelter care facility		N
Small group shelter care facility		N
Large group shelter care facility		N
Community living arrangement		N
[[Transitional living facility		N]]
EDUCATIONAL USES		
Day care center		L
School, elementary or secondary		Y
College		Y
School, specialty or personal instruction		S
COMMUNITY-SERVING USES		
Library		Y
Cultural institution		L
Community center		L
Religious assembly		L
Cemetery or other place of interment		N
Public safety facility		Y
Correctional facility		N
COMMERCIAL AND OFFICE USES		
General office		N
Government office		Y
Bank or other financial institution		N

Table 295-903-2-a PARKS DISTRICT USE TABLE		
Y = Permitted Use S = Special Use	L = Limited Use N = Prohibited Use	Zoning District
Uses		PK
Currency exchange, payday loan agency or title loan agency		N
Installment loan agency		N
Retail establishment, general		L
Garden supply or landscaping center		N
Home improvement center		N
Secondhand store		N
Outdoor merchandise sales		N
Artist studio		N
Adult retail establishment		N
HEALTH CARE AND SOCIAL ASSISTANCE		
Medical office		N
Health clinic		N
Hospital		N
Medical research laboratory		N
Medical service facility		N
Social service facility		N
Emergency residential shelter		N
Nursing home		N
GENERAL SERVICE USES		
Personal service		N
Business service		N
Building maintenance service		N
Catering service		N
Funeral home		N
Laundromat		N
Dry cleaning establishment		N
Furniture and appliance rental and leasing		N
Household maintenance and repair service		N
Tool/equipment rental facility		N
<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

Table 295-903-2-a PARKS DISTRICT USE TABLE		
Y = Permitted Use S = Special Use	L = Limited Use N = Prohibited Use	Zoning District
Uses		PK
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
Drive-through facility		N
<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
ACCOMODATION AND FOOD SERVICE USES		
Bed and breakfast		N
Hotel, commercial		N
Hotel, residential		N
Tavern		N
Assembly hall		L
Restaurant, sit-down		L
Restaurant, fast-food/carry-out		L
ENTERTAINMENT AND RECREATION USES		
Park or playground		Y
Festival grounds		N
Recreation facility, indoor		Y
Recreation facility, outdoor		Y
Health club		N
Sports facility		S
Gaming facility		N
Theater		L
Convention and exposition center		S
Marina		L
Outdoor racing facility		N

Table 295-903-2-a PARKS DISTRICT USE TABLE		
Y = Permitted Use S = Special Use	L = Limited Use N = Prohibited Use	Zoning District
Uses		PK
Adult entertainment establishment		N
STORAGE, RECYCLING AND WHOLESALE TRADE USES		
Recycling collection facility		N
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
Outdoor		N
Hazardous materials		N
TRANSPORTATION USES		
Ambulance service		N
Ground transportation service		N
Passenger terminal		L
Helicopter landing facility		N
Airport		N
Ship terminal or docking facility		N
Truck freight terminal		N
Railroad switching, classification yard or freight terminal		N
INDUSTRIAL USES		
Manufacturing, light		N
Manufacturing, heavy		N
Manufacturing, intense		N
Research and development		N
Processing or recycling of mined materials		N
Contractor's shop		N
Contractor's yard		N
AGRICULTURAL USES		
Plant nursery or greenhouse		L
Raising of crops or livestock		Y
UTILITY AND PUBLIC SERVICE USES		
Broadcasting or recording studio		N
Transmission tower		L
Water treatment plant		Y
Sewerage treatment plant		N

Table 295-903-2-a PARKS DISTRICT USE TABLE		Zoning District
Y = Permitted Use S = Special Use	L = Limited Use N = Prohibited Use	
Uses		PK
Power generation plant		N
Substation/distribution equipment, indoor		S
Substation/distribution equipment, outdoor		L
TEMPORARY USES		
Seasonal market		L
Temporary real estate sales office		N
Concrete/batch plant, temporary		L
Live entertainment special event		L

Part 24. 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 S = Special Use	L = Limited Use N = Prohibited Use	
Uses		TL
RESIDENTIAL USES		
Single-family dwelling		N
Two-family dwelling		N
Multi-family dwelling		N
>>Permanent supportive housing		<u>N</u> <<
>>Transitional housing		<u>L</u> <<
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

Table 295-905-2-a INSTITUTIONAL DISTRICT USE TABLE		
Y = Permitted Use S = Special Use	L = Limited Use N = Prohibited Use	Zoning District
Uses		TL
Shelter Care Facilities		
Family shelter care facility		N
Small shelter care facility		L
Large shelter care facility		S
Community living arrangement		L
Transitional living facility		S
EDUCATIONAL USES		
Day care center		L
School, elementary or secondary		Y
College		Y
School, specialty or 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
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
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

Table 295-905-2-a INSTITUTIONAL DISTRICT USE TABLE		
Y = Permitted Use S = Special Use	L = Limited Use N = Prohibited Use	Zoning District
Uses		TL
Emergency residential shelter		S
Nursing home		Y
GENERAL SERVICE USES		
Personal service		L
Business service		L
Building maintenance service		S
Catering service		S
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
Heavy Motor Vehicle		
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
Drive-through facility		L
Parking		
Parking lot, principal use		S

Table 295-905-2-a INSTITUTIONAL DISTRICT USE TABLE		
Y = Permitted Use S = Special Use	L = Limited Use N = Prohibited Use	Zoning District
Uses		TL
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
ACCOMODATION AND FOOD SERVICE USES		
Bed and breakfast		S
Hotel, commercial		N
Hotel, residential		N
Tavern		N
Assembly hall		S
Restaurant, sit-down		Y
Restaurant, fast-food/carry-out		L
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
Adult entertainment establishment		N
STORAGE, RECYCLING AND WHOLESALE 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
Outdoor		N
Hazardous materials		N

Table 295-905-2-a INSTITUTIONAL DISTRICT USE TABLE		
Y = Permitted Use S = Special Use	L = Limited Use N = Prohibited Use	Zoning District
Uses		TL
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		
Manufacturing, light		N
Manufacturing, heavy		N
Manufacturing, intense		N
Research and development		S
Processing or recycling of mined materials		N
Contractor's shop		N
Contractor's yard		N
AGRICULTURAL USES		
Plant nursery or greenhouse		N
Raising of crops or livestock		N
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
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 25. Section 295-905-2-b-1 to 13 of the code is renumbered 295-905-b-2 to 14.

Part 26. Section 295-905-2-b-1 of the code is created to read:

295-905. Institutional District (TL).

2. USES.

b. Limited Use Standards. b-1. Transitional Housing. b-1-a. Each dwelling unit shall be occupied by one person or family.

b-1-b. The operator shall provide 24-hour staffing, appoint a community liaison and provide the liaison's name, address and telephone number to the department of neighborhood services and to the local common council member.

b-1-d. Residents shall not be under the supervision of the Wisconsin department of corrections or any organization under contract with a local, state, federal or private corrections agency.

..LRB

APPROVED AS TO FORM

Legislative Reference Bureau

Date:_____

..Attorney

IT IS OUR OPINION THAT THE ORDINANCE
IS LEGAL AND ENFORCEABLE

Office of the City Attorney

Date:_____

..Requestor

..Drafter

LRB123048-4

Jeffrey D. Osterman

03/24/2011