

South 27th Street Development Incentive Zone (DIZ)

Exhibit A - Permitted and Prohibited Uses

	LB1	Development Incentive Zone (DIZ)
Residential Uses		
Single-family Dwelling	Y	N
Two-family Dwelling	Y	N
Multi-family Dwelling	Y	Y
Attached Single-Family Dwelling	Y	Y
Live-work Unit	Y	Y
Mobile Home	N	N
Watchman/Service Quarters	N	N
Family Day Care Home	L	Y*
	LB1	DIZ
Group Residential uses		
Rooming House	S	N
Convent, Rectory, or Monastery	Y	N
Dormitory	S	Y*
Fraternity or Sorority	S	N
Adult Family Home	L	Y*
Foster Homes		
Foster Family Home	Y	Y
Small Foster Home	L	Y
Group Home or Group Foster Home	L	Y
Shelter Care Facilities		
Family Shelter Care Facility	Y	Y
Small Group Shelter Care Facility	L	Y*
Large Group Shelter Care Facility	S	Y*
Community Living Arrangement	L	Y*
Transitional Living Facility	S	N
	LB1	DIZ
Educational Uses		
Day Care Center	S	Y* (drop off and queuing must be on site)
School, Elementary or Secondary	S	Y
College	Y	Y
School, Specialty or Personal Instruction	Y	Y
	LB1	DIZ
Community-Serving Uses		
Library	Y	Y
Cultural Institution	Y	Y
Community Center	S	Y*
Religious Assembly	S	Y*
Cemetery or Other Place of Interment	N	N
Public Safety Facility	Y	Y
Correctional Facility	N	N
	LB1	DIZ
Commercial and Office Uses		
General Office	Y	Y
Government Office	Y	Y
Bank or Other Financial Institution	Y	Y
Currency Exchange, Payday Loan Agency, or Title Loan Agency	S	N
Installment Loan Agency	S	N

Retail Establishment, General	L	Y
Garden Supply or Landscaping Center	Y	Y
Home Improvement Center	S	Y
Secondhand Store	S	Y*
Outdoor Merchandise Sales	S	Y*
Artist Studio	Y	Y
Adult Retail Establishment	N	N
	LB1	DIZ
Health Care and Social Assistance Uses		
Medical Office	Y	Y
Health Clinic	S	Y
Hospital	S	Y
Medical Research Laboratory	S	Y
Medical Service Facility	S	N
Social Service Facility	S	Y*
Emergency Residential Shelter	S	N
Nursing Home	Y	Y
	LB1	DIZ
General Service Uses		
Personal Service	Y	Y
Business Service	Y	Y
Building Maintenance Service	S	Y*
Catering Service	Y	Y
Funeral Home	Y	Y
Laundromat	Y	Y
Dry Cleaning Establishment	Y	Y
Furniture and Appliance Rental and Leasing	Y	Y
Household Maintenance and Repair Service	Y	Y
Tool/Equipment Rental Facility	Y	Y
Animal Services		
Animal Hospital/Clinic	L	Y
Animal Boarding Facility	L	Y* (all services must be performed indoors)
Animal Grooming or Training Facility	L	Y (all services must be performed indoors)
	LB1	DIZ
Motor Vehicle Uses		
Light Motor Vehicle		
Sales Facility	S	Y*
Rental Facility	L	Y*
Repair Facility	S	Y*
Body Shop	S	Y*
Outdoor Storage	S	N
Wholesale Facility	L	N
Heavy Motor Vehicle		
Sales Facility	S	N
Rental Facility	S	N
Repair Facility	N	N
Body Shop	N	N
Outdoor Storage	N	N
General Motor Vehicle		
Filling Station	S	N
Car Wash	L	Y*
Drive-through Facility	L	Y*
Parking		
Parking Lot, Principal Use	Y	Y* (if developed as shared parking)
Parking Lot, Accessory Use	Y	Y

Parking Structure, Principal Use	L	Y (if developed as shared parking)
Parking Structure, Accessory Use	Y	Y
Heavy Motor Vehicle Parking Lot, Principal Use	S	N
Heavy Motor Vehicle Parking Lot, Accessory Use	S	N
	LB1	DIZ
Accommodation and Food Service Uses		
Bed and Breakfast	Y	Y
Hotel, Commercial	Y	Y
Hotel, Residential	Y	Y
Tavern	Y	Y
Assembly Hall	S	Y*
Restaurant, Sit-down	Y	Y
Restaurant, Fast-food / Carry-out	L	Y* (queuing must be handled onsite)
	LB1	DIZ
Entertainment and Recreation Uses		
Park or Playground	Y	Y
Festival Grounds	N	N
Recreation Facility, Indoor	Y	Y
Recreation Facility, Outdoor	S	Y*
Health Club	Y	Y
Sports Facility	S	N
Gaming Facility	N	N
Theater	Y	Y
Convention and Exposition Center	S	Y*
Marina	Y	N
Outdoor Racing Facility	N	N
Adult Entertainment Establishment	N	N
	LB1	DIZ
Storage, Recycling, and Wholesale Trade Uses		
Recycling Collection Facility	S	N
Mixed-waste Processing Facility	N	N
Material Reclamation Facility	N	N
Salvage Operation, Indoor	N	N
Salvage Operation, Outdoor	N	N
Wholesale and Distribution Facility, Indoor	L	N
Wholesale and Distribution Facility, Outdoor	S	N
Storage Facilities		
Indoor	L	N
Outdoor	S	N
Hazardous Materials	N	N
	LB1	DIZ
Transportation Uses		
Ambulance Service	S	N
Ground Transportation Service	S	N
Passenger Terminal	Y	N
Helicopter Landing Facility	S	N
Airport	N	N
Ship Terminal or Docking Facility	N	N
Truck Freight Terminal	N	N
Railroad Switching, Classification Yard, or Freight Terminal	N	N

	LB1	DIZ
Industrial Uses		
Manufacturing, Light	L	Y* (limited use standards apply: see below)
Manufacturing, Heavy	N	N
Manufacturing, Intense	N	N
Research and Development	S	Y
Processing or Recycling of Mined Materials	N	N
Contractor's Shop	L	N
Contractor's Yard	S	N
	LB1	DIZ
Agricultural Uses		
Plant Nursery or Greenhouse	N	N
Raising of Crops or Livestock	N	N
	LB1	DIZ
Utility and Public Service Uses		
Broadcasting or Recording Studio	Y	Y
Transmission Tower	L	Y (limited use standards apply: see below)
Water Treatment Plant	Y	N
Sewage Treatment Plant	N	N
Power Generation Plant	N	N
Substation/Distribution Equipment, Indoor	S	N
Substation/Distribution Equipment, Outdoor	L	N
	LB1	DIZ
Temporary Uses		
Seasonal Market	L	Y (limited use standards apply: see below)
Temporary Real Estate Sales Office	L	Y (limited use standards apply: see below)
Concrete Batch Plant, Temporary	L	N
Live Entertainment Special Event	L	Y (limited use standards apply: see below)
Other		
Off premise signs		N
Type B signs		N

Notes:

1. * = subject to Public Hearing and approval by City Plan Commission
2. All existing uses are allowed to continually operate as is

Limited Use Standards for certain uses within the South 27th Street DIZ (source: City of Milwaukee zoning code, Ch. 295-603.2):

Light Manufacturing:

1. The gross floor area devoted to the use shall not exceed 3,600 square feet.
2. The use shall not operate between the hours of 9 p.m. and 7 a.m.
3. The use shall not generate noise or odors in violation of ch. 80.
4. All manufacturing activities shall occur within an enclosed building.

Transmission Tower:

1. The tower shall comply with the applicable provisions of [s. 295-413](#).
2. The tower does not exceed the district height limit or the tower is accessory to an elementary or secondary school and does not exceed 2 times the district height limit or 150 feet, whichever is less, and is set back from all property lines a distance at least equal to the height of the tower. Any other tower which does not exceed 2 times the district height limit or 150 feet, whichever is less, may be allowed as a special use. All other towers are prohibited.

Seasonal Market:

1. The activity shall be located on property owned or leased by the operator of the seasonal market. Alternatively, the market operator may furnish the department with written evidence that the property owner has given the operator permission to use the premises for a seasonal market.
2. If flowers, plants, Wisconsin-grown farm products or Christmas trees constitute at least 75% of the merchandise offered for sale, the activity shall be limited to not more than 90 days in one calendar year. Otherwise, the duration of the seasonal market shall be limited to not more than 14 days in one calendar year.
3. The activity shall not produce glare, spill light or noise in violation of the provisions of ch. 80.
4. Signage shall be limited to not more than 2 signs and a total display area of 16 square feet for all signs combined.
5. Sales shall not occur between the hours of 9 p.m. and 7 a.m.
6. The site shall be restored to its previous condition following termination of the market operation.

Temporary Real Estate Sales Office:

1. The sales office and any associated model homes or units shall be open only until the homes or units specifically being marketed are sold out.
2. Signage shall comply with the requirements of s. 295-407 and the sign regulations of subch. 5.
3. Customer-accessible restrooms shall be provided.
4. An occupancy permit shall not be required for a temporary real estate sales office meeting the requirements of this paragraph.

Live Entertainment Special Event:

1. If the event is to occur on the public right-of-way or other public property, the person, firm or organization coordinating the event shall obtain a special event permit in accordance with s. 105-55.5.
2. The person, firm or organization coordinating the event shall obtain a festival permit, if required to do so by s. 261-103.
3. If the event will include carnival rides, the property owner or carnival operator shall obtain a carnival site permit in accordance with s. 87-14.
4. The event shall be located on property owned or leased by the person, firm or organization that is coordinating it. Alternatively, such person, firm or organization may furnish the department with written evidence that the property owner has given the operator permission to use the premises for a live entertainment special event.