



Legislation Details (With Text)

**File #:** 151407      **Version:** 1  
**Type:** Ordinance      **Status:** Passed  
**File created:** 1/19/2016      **In control:** COMMON COUNCIL  
**On agenda:**      **Final action:** 3/1/2016

**Effective date:**

**Title:** A substitute ordinance relating to the industrial-commercial zoning district.

**Sponsors:** THE CHAIR

**Indexes:** ZONING

**Attachments:** 1. City Plan Commission Letter, 2. Zoning Code Technical Committee Letter, 3. Support - Menomonee Valley Partners Inc., 4. Support - Menomonee Valley BID, 5. Support - Allied Insulation Supply Company Inc, 6. Support - BBC Lighting & Supply, 7. Support - Bay View Packing Company, 8. Support - Plum Moving Media, 9. Notice Published on 1-29-16 and 2-5-16, 10. PowerPoint Presentation, 11. Hearing Notice List, 12. Notice Published on 3-17-16

| Date      | Ver. | Action By                                     | Action                               | Result | Tally |
|-----------|------|---|--------------------------------------|--------|-------|
| 1/19/2016 | 0    | COMMON COUNCIL                                | ASSIGNED TO                          |        |       |
| 1/21/2016 | 0    | ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE | REFERRED TO                          |        |       |
| 1/21/2016 | 0    | ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE | REFERRED TO                          |        |       |
| 1/29/2016 | 0    | CITY CLERK                                    | PUBLISHED                            |        |       |
| 2/15/2016 | 0    | CITY PLAN COMMISSION                          | RECOMMENDED FOR PASSAGE AND ASSIGNED | Pass   | 6:0   |
| 2/18/2016 | 0    | ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE | HEARING NOTICES SENT                 |        |       |
| 2/18/2016 | 0    | ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE | HEARING NOTICES SENT                 |        |       |
| 2/18/2016 | 0    | ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE | HEARING NOTICES SENT                 |        |       |
| 2/18/2016 | 0    | ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE | HEARING NOTICES SENT                 |        |       |
| 2/23/2016 | 1    | ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE | RECOMMENDED FOR PASSAGE              | Pass   | 5:0   |
| 2/23/2016 | 0    | ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE | SUBSTITUTED                          | Pass   | 5:0   |
| 3/1/2016  | 1    | COMMON COUNCIL                                | PASSED                               | Pass   | 13:0  |
| 3/8/2016  | 1    | MAYOR   | SIGNED                               |        |       |
| 3/17/2016 | 1    | CITY CLERK                                    | PUBLISHED                            |        |       |

151407  
SUBSTITUTE 1

THE CHAIR

A substitute ordinance relating to the industrial-commercial zoning district.

295-107-2 (table) am  
295-801-3 rn  
295-801-3 cr  
295-801-4 rn  
295-803-1 (table) rc  
295-803-2-e rc  
295-803-2-g rn  
295-803-2-g cr  
295-803-2-h rn  
295-803-2-h cr  
295-803-2-i rn  
295-803-2-i cr  
295-803-2-j rn  
295-803-2-k rn  
295-803-2-L rn  
295-803-2-m rn  
295-803-2-n rn  
295-803-2-o rn  
295-803-2-p rn  
295-803-2-q rn  
295-803-2-r rn  
295-803-2-s rn  
295-803-2-t rn  
295-803-2-u rn  
295-803-2-v rn  
295-803-2-w rn  
295-803-2-w cr  
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-cc cr  
295-803-2-dd rn  
295-803-2-ee rn  
295-803-2-ff rn  
295-803-2-ff rn  
295-803-2-gg rn  
295-803-2-gg cr  
295-803-2-hh rn  
295-803-2-ii rn  
295-803-2-jj rn  
295-803-2-kk rn  
295-803-2-LL rn  
295-803-2-mm rn  
295-803-2-nn rn  
295-803-2-oo rn  
295-805-2 (table) rc

295-805-4-d (table) rc

295-805-5 (table) rc

This ordinance creates the industrial-commercial zoning district and the following code provisions and regulations relating to this district:

1. Purpose of district.
2. Use classification (permitted, limited, special or prohibited) for each land use enumerated in the zoning code.
3. Limited use standards.
4. Principal building design standards.
5. Industrial district residential transition standards.
6. Sign standards.

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

Part 1. Table 295-107-2 of the code is amended to read:

| <b>TABLE 295-107-2 ZONING DISTRICTS</b> |                                 |  |                             |
|---|---------------------------------|--|-----------------------------|
| <b>District</b>                         | <b>Map Indicator</b>            | <b>Most Similar District Under the Previous Code</b> | <b>Subchapter Reference</b> |
| <b>Residential Districts</b>            |                                 |  |                             |
| Single-Family                           | RS1, RS2, RS3, RS4, RS5 and RS6 | R/F-1/40, R/F-2/40, R/F-3/40, R/F-4/40 and R/F-5/40  | 5                           |
| Two-Family                              | RT1, RT2, RT3 and RT4           | R/D-1/40, R/C-1/40 and R/E/40                        | 5                           |
| Multi-Family                            | RM1                             | R/D/40   | 5                           |
| Multi-Family                            | RM2                             | R/C/40   | 5                           |
| Multi-Family                            | RM3                             | R/D/40, R/D/60 and R/D/85                            | 5                           |
| Multi-Family                            | RM4                             | R/C/40, R/C/60, R/C/85 and R/C/125                   | 5                           |
| Multi-Family                            | RM5                             | R/B/40   | 5                           |
| Multi-Family                            | RM6                             | R/B/60   | 5                           |
| Multi-Family                            | RM7                             | R/B/85, R/A/85 and R/A/125                           | 5                           |
| Residential and Office                  | RO1, RO2                        | all O and RO districts                               | 5                           |
| <b>Commercial Districts</b>             |                                 |  |                             |
| Neighborhood Shopping                   | NS1, NS2                        | all S districts                                      | 6                           |
| Local Business                          | LB1, LB2                        | all L districts                                      | 6                           |

|  |                       |  |     |
|--|-----------------------|--|-----|
| Commercial Service                         | CS                    | all CS districts                             | 6   |
| Regional Business                          | RB1, RB2              | all RS districts                             | 6   |
| Central Business                           | C9A-C9H               | C9A-C9H                                      | 7   |
| <b>Industrial Districts</b>                |                       |  |     |
| Industrial-Office                          | IO                    | M/D/40, M/C/60, I/D<br>I/E/40                | 8   |
| Industrial- Light                          | IL                    | M/B/85, M/A/125, I/<br>I/D/40, I/D/60 and I/ | 8   |
| >><br>Industrial-<br>Commercial            | IC                    | None   | 8<< |
| Industrial-Mixed                           | IM                    | none   | 8   |
| Industrial-Heavy                           | IH                    | I/A/125 and I/B/85                           | 8   |
| <b>Special Districts and Overlay Zones</b> |                       |  |     |
| Parks                                      | PK                    | None   | 9   |
| Institutional                              | TL                    | all T districts                              | 9   |
| Planned Development                        | PD and DPD            | GPD and DPD                                  | 9   |
| Redevelopment                              | RED                   | None   | 9   |
| Neighborhood Conservation                  | NC                    | None   | 10  |
| Interim Study                              | IS                    | none   | 10  |
| Development Incentive                      | DIZ                   | DIZ  | 10  |
| Site Plan Review                           | SP                    | SPROD  | 10  |
| Shoreland-Wetland                          | WL                    | Shoreland-Wetland                            | 10  |
| Lakefront                                  | LF                    | LF/C/60                                      | 10  |
| Master Sign Program                        | MSP                   | None   | 10  |
| Floodplain                                 | FW, FF, FSD<br>and GF | FP1 and FP2                                  | 11  |

Part 2. Section 295-801-3 and 4 of the code is renumbered 295-801-4 and 5.

Part 3. Section 295-801-3 of the code is created to read:

**295-801. Purposes.**

**3. INDUSTRIAL-COMMERCIAL (IC).** This district is intended primarily for light industrial uses that utilize small and medium-sized buildings and do not have extensive outdoor operations or storage areas. This district also provides for the orderly conversion of certain older industrial and warehousing buildings to commercial and office uses with less traffic generation than uses located on more intensive commercial retail corridors. Retail uses are considered accessory or complementary to the primarily light manufacturing nature of the district. These areas have an urban character and are more pedestrian-scaled than other, vehicular-traffic-dominated corridors. Buildings in this district were typically built without setbacks or yards and often with little or no off-street parking.

Part 4. Table 294-803-1 of the code is repealed and recreated to read:

| <b>Table 295-803-1 INDUSTRIAL DISTRICTS USE TABLE</b> |             |          |    |    |    |
|---|-------------|----------|----|----|----|
| <b>Zoning Districts</b>                               |             |          |    |    |    |
| Y = Permitted<br>Prohibited Use                       | IO1/<br>IO2 | IL1/ IL2 | IC | IM | IH |
| <b>RESIDENTIAL USES</b>                               |             |          |    |    |    |
| Single-family d                                       | N           | N        | N  | L  | N  |
| Two-family dw   | N           | N        | N  | L  | N  |
| Multi-family dv                                       | N           | N        | N  | L  | N  |
| Permanent su  | N           | N        | N  | L  | N  |
| Transitional hc                                       | N           | N        | N  | S  | N  |
| Attached singl  | N           | N        | N  | L  | N  |
| Live-work unit  | N           | N        | N  | Y  | N  |
| Mobile home   | N           | N        | N  | N  | N  |
| Watchman/se   | Y           | Y        | Y  | Y  | Y  |
| Family day ca   | N           | N        | N  | L  | N  |
| <b>GROUP RESIDENTIAL USES</b>                         |             |          |    |    |    |
| Rooming hous  | N           | N        | N  | S  | N  |
| Convent, rect   | N           | N        | N  | L  | N  |
| Dormitory   | N           | N        | N  | S  | N  |
| Fraternity or s                                       | N           | N        | N  | S  | N  |
| Adult family hc                                       | N           | N        | N  | L  | N  |
| <i>Foster Homes</i>                                   |             |          |    |    |    |
| Foster family   | N           | N        | N  | L  | N  |
| Small foster  | N           | N        | N  | L  | N  |
| Group home  | N           | N        | N  | L  | N  |
| <i>Shelter Care F</i>                                 |             |          |    |    |    |
| Family shelt  | N           | N        | N  | L  | N  |
| Small group   | N           | N        | N  | L  | N  |
| Large group   | N           | N        | N  | S  | N  |

|  |   |   |   |   |   |
|--|---|---|---|---|---|
| Community livi                           | N | N | N | L | N |
| <b>EDUCATIONAL USES</b>                  |   |   |   |   |   |
| Day care cent                            | S | S | N | S | S |
| School, eleme                            | N | N | N | S | N |
| College                                  | S | S | N | S | N |
| School, perso                            | S | S | Y | S | N |
| <b>COMMUNITY-SERVING USES</b>            |   |   |   |   |   |
| Library                                  | N | N | N | Y | N |
| Cultural institu                         | N | N | L | L | N |
| Community ce                             | N | N | N | S | N |
| Religious asse                           | N | N | N | S | N |
| Cemetery or o                            | N | N | N | N | N |
| Public safety f                          | Y | Y | Y | Y | Y |
| Correctional fa                          | N | N | N | N | N |
| <b>COMMERCIAL AND OFFICE USES</b>        |   |   |   |   |   |
| General office                           | Y | Y | Y | Y | L |
| Government o                             | Y | Y | Y | Y | L |
| Bank or other                            | S | S | N | Y | N |
| Currency exch                            | N | N | N | S | N |
| Installment loa                          | N | N | N | S | N |
| Cash-for-gold                            | N | N | N | S | N |
| Pawn shop                                | N | N | N | S | N |
| Retail establis                          | N | N | L | Y | N |
| Garden supply                            | N | Y | Y | Y | N |
| Home improve                             | N | Y | L | Y | N |
| Secondhand s                             | N | N | L | S | N |
| Outdoor merc                             | N | N | N | L | N |
| Artist studio                            | N | Y | Y | Y | N |
| Adult retail est                         | N | N | N | S | N |
| <b>HEALTH CARE AND SOCIAL ASSISTANCE</b> |   |   |   |   |   |
| Medical office                           | S | N | N | Y | N |
| Health clinic                            | L | N | N | S | N |
| Hospital                                 | N | N | N | N | N |
| Medical resea                            | Y | Y | Y | Y | N |
| Medical servic                           | N | S | N | N | N |
| Social service                           | N | S | N | S | N |
| Emergency re                             | N | N | N | N | N |
| Nursing home                             | N | N | N | N | N |
| <b>GENERAL SERVICE USES</b>              |   |   |   |   |   |

|                              |   |   |   |   |   |
|------------------------------|---|---|---|---|---|
| Personal serv                | N | N | N | Y | N |
| Business serv                | Y | S | Y | Y | N |
| Building maint               | S | Y | Y | S | N |
| Catering servi               | Y | Y | Y | Y | Y |
| Funeral home                 | N | N | N | Y | N |
| Laundromat                   | N | N | N | Y | N |
| Dry cleaning e               | N | N | N | Y | N |
| Furniture and                | N | N | N | Y | N |
| Household ma                 | N | Y | Y | Y | N |
| Tool/equipmen                | N | Y | N | Y | N |
| <i>Animal Services</i>       |   |   |   |   |   |
| Animal hosp                  | N | Y | N | L | Y |
| Animal board                 | N | Y | N | L | Y |
| Animal groom                 | N | Y | N | L | Y |
| <b>MOTOR VEHICLE USES</b>    |   |   |   |   |   |
| <i>Light Motor Vehicle</i>   |   |   |   |   |   |
| Sales facility               | L | S | N | S | S |
| Rental facilit               | L | S | N | S | S |
| Repair facilit               | L | S | N | S | L |
| Body shop                    | L | S | N | S | L |
| Outdoor stor                 | L | Y | N | S | Y |
| Wholesale fa                 | Y | Y | N | Y | Y |
| <i>Heavy Motor Vehicle</i>   |   |   |   |   |   |
| Sales facility               | L | Y | N | S | Y |
| Rental facilit               | L | Y | N | S | Y |
| Repair facilit               | L | L | N | S | L |
| Body shop                    | L | L | N | S | L |
| Outdoor stor                 | L | S | N | S | Y |
| <i>General Motor Vehicle</i> |   |   |   |   |   |
| Filling station              | S | S | N | S | S |
| Car wash                     | S | S | N | S | S |
| Drive-throug                 | S | S | N | S | S |
| <i>Parking</i>               |   |   |   |   |   |
| Parking lot, p               | Y | Y | S | L | Y |
| Parking lot, a               | Y | Y | L | L | Y |
| Parking stru                 | Y | Y | S | L | Y |
| Parking stru                 | Y | Y | L | L | Y |
| Heavy moto                   | S | L | N | L | Y |
| Heavv moto                   | Y | Y | L | Y | Y |

| Heavy use  |   |   |   |   |   |
|--|---|---|---|---|---|
| <b>ACCOMODATION AND FOOD SERVICE USES</b>          |   |   |   |   |   |
| Bed and breakfast                                  | N | N | N | Y | N |
| Hotel, commercial                                  | L | N | N | Y | N |
| Hotel, residential                                 | N | N | N | Y | N |
| Tavern   | L | L | L | Y | L |
| Brewpub  | L | L | L | Y | L |
| Assembly hall                                      | S | S | N | S | N |
| Restaurant, sit-down                               | L | L | L | Y | L |
| Restaurant, fast-food                              | L | L | L | L | L |
| <b>ENTERTAINMENT AND RECREATION USES</b>           |   |   |   |   |   |
| Park or playground                                 | S | S | S | S | S |
| Festival grounds                                   | N | N | N | N | N |
| Recreation facility                                | S | S | S | S | N |
| Recreation facility                                | N | N | N | S | N |
| Health club  | L | L | N | Y | N |
| Sports facility                                    | N | S | N | S | N |
| Gaming facility                                    | N | S | N | N | N |
| Theater  | N | N | N | Y | N |
| Convention arena                                   | S | N | N | S | N |
| Marina   | Y | Y | L | Y | Y |
| Outdoor racing                                     | N | N | N | N | S |
| <b>STORAGE, RECYCLING AND WHOLESALE TRADE USES</b> |   |   |   |   |   |
| Recycling collection                               | S | Y | N | S | Y |
| Mixed-waste processing                             | N | L | N | S | L |
| Material recycling                                 | N | N | N | N | L |
| Salvage operation                                  | L | L | N | L | L |
| Salvage operation                                  | N | S | N | S | S |
| Wholesale and retail                               | Y | Y | Y | Y | Y |
| Wholesale and retail                               | S | Y | S | S | Y |
| <b>Storage Facilities</b>                          |   |   |   |   |   |
| Indoor   | Y | Y | L | Y | Y |
| Outdoor  | N | Y | N | S | Y |
| Hazardous materials                                | N | N | N | N | S |
| <b>TRANSPORTATION USES</b>                         |   |   |   |   |   |
| Ambulance service                                  | Y | Y | N | S | Y |
| Ground transportation                              | S | Y | N | S | Y |
| Passenger terminal                                 | Y | Y | Y | Y | Y |
| Helicopter landing                                 | S | S | S | S | S |
| Airport  | N | N | N | N | N |



| Report                                 | Y | N | Y | N | Y |
|--|---|---|---|---|---|
| Ship terminal                          | N | Y | N | N | Y |
| Truck freight terminal                 | N | S | N | S | L |
| Railroad switch                        | N | Y | Y | Y | Y |
| <b>INDUSTRIAL USES</b>                 |   |   |   |   |   |
| Alcohol beverage                       | Y | Y | Y | Y | Y |
| Alcohol beverage                       | S | L | Y | S | Y |
| Food processing                        | Y | Y | Y | Y | Y |
| Manufacturing                          | Y | Y | Y | Y | Y |
| Manufacturing                          | N | S | S | S | Y |
| Manufacturing                          | N | N | N | N | S |
| Research and development               | Y | Y | Y | Y | Y |
| Processing or packaging                | N | N | N | N | S |
| Contractor's storage                   | Y | Y | Y | Y | Y |
| Contractor's yard                      | S | Y | N | Y | Y |
| <b>AGRICULTURAL USES</b>               |   |   |   |   |   |
| Plant nursery                          | Y | Y | Y | Y | Y |
| Raising of livestock                   | L | L | L | L | L |
| Community garden                       | Y | Y | Y | Y | Y |
| Commercial farm                        | Y | Y | Y | Y | Y |
| <b>UTILITY AND PUBLIC SERVICE USES</b> |   |   |   |   |   |
| Broadcasting                           | Y | S | Y | Y | S |
| Transmission                           | L | L | L | L | L |
| Water treatment                        | Y | Y | Y | Y | Y |
| Sewerage treatment                     | N | Y | N | N | Y |
| Power generation                       | N | S | N | N | Y |
| Small wind energy                      | Y | Y | Y | Y | Y |
| Solar farm                             | Y | Y | Y | Y | Y |
| Substation/distribution                | S | Y | Y | S | Y |
| Substation/distribution                | L | Y | L | L | Y |
| <b>TEMPORARY USES</b>                  |   |   |   |   |   |
| Seasonal market                        | L | L | L | L | L |
| Temporary retail                       | L | L | L | L | L |
| Concrete/batch plant                   | L | L | L | L | L |
| Live entertainment                     | L | L | L | L | L |

Part 5. Section 295-803-2-e of the code is repealed and recreated to read:

**295-803. Uses.**

**2. LIMITED USE STANDARDS.**

e. Cultural Institution. e-1. In the IM district, the use shall be located on an arterial or collector street and on a site that is at least 10,000 square feet in area.

e-2. In the IC district, the use shall be located on an arterial or collector street and limited to an art gallery.

Part 6. Section 295-803-2-g to jj is renumbered 295-803-2-j to mm.

Part 7. Section 295-803-2-g to i of the code is created to read:

g. Retail Establishment, General. The use is primarily a showroom sales facility where the majority of items on display are purchased in bulk or by order. This includes, but is not limited to, building products, interior fixtures and furnishings, and antiques. The sales facility is primarily open to contractors and building industry professionals, but is also open to the general public.

h. Home Improvement Center. h-1. The use shall not exceed 15,000 square feet in gross floor area.

h-2. Outdoor storage related to home improvement sales or storage shall not be located in the front setback.

i. Secondhand Store. Resale of used merchandise shall be limited to building and finishing materials, household and office fixtures and furnishings, and home improvement supplies.

Part 8. Section 295-803-2-w to mm is renumbered 295-803-2-x to nn.

Part 9. Section 295-803-2-w of the code is created to read:

w. Heavy Motor Vehicle Parking Lot, Accessory Use. The parking lot shall not be located between the street façade of a principal building and a street lot line.

Part 10. Section 295-803-2-cc to nn of the code is renumbered 295-803-2-dd to oo.

Part 11. Section 295-803-2-cc of the code is created to read:

cc. Marina. No indoor or outdoor storage of boats shall be permitted as an exclusive or primary use. If this standard is not met, the use shall be a prohibited use.

Part 12. Section 295-803-2-gg to oo of the code is renumbered 295-803-2-hh to pp.

Part 13. Section 295-803-2-gg of the code is created to read:

gg. Storage Facility, Indoor. gg-1. The use is located in a building constructed before the effective date of this ordinance [city clerk to insert date].

gg-2. If located on the first floor, the use is not located within 25 feet of the primary street façade of the building.

Part 14. Table 295-805-2 of the code is repealed and recreated to read:

| <b>Table 295-805-2 PRINCIPAL BUILDING DESIGN STANDARDS</b>   |         |         |         |         |                                   |                                   |         |
|--|---------|---------|---------|---------|-----------------------------------|-----------------------------------|---------|
| <i>Design Standards for Industrial Buildings (as defined in s. 295-805-4-e-1)</i>  |         |         |         |         |                                   |                                   |         |
|  | IO1     | IO2     | IL1     | IL2     | IC                                | IM                                | IH      |
| Front setback  | none *  | none *  | none *  | none *  | none*                             | none *                            | none *  |
| Side street setback  | none *  | none *  | none *  | none *  | none*                             | none *                            | none *  |
| Rear street setback  | none *  | none *  | none *  | none *  | none*                             | none *                            | none *  |
| Side setback   | none *  | none *  | none *  | none *  | none*                             | none *                            | none *  |
| Rear setback   | none *  | none *  | none *  | none *  | none*                             | none *                            | none *  |
| Height, maximum  | none ** | none ** | none ** | none ** | 85 ft. (new construction only) ** | 85 ft. (new construction only) ** | none ** |
| Height, minimum  | none    | None    | none    | none    | 18 ft.                            | 30 ft.                            | none    |
| * Whenever an industrial building site is adjacent to or across a street or alley from a residential, institutional, park or non-industrial building.  |         |         |         |         |                                   |                                   |         |
| ** Whenever an industrial building site is adjacent to or across a street or alley from a residential, institutional, park or non-industrial building. |         |         |         |         |                                   |                                   |         |
| <i>Design Standards for Non-industrial Buildings Except Single-family and Two-family Dwellings</i>   |         |         |         |         |                                   |                                   |         |
|  | IO1     | IO2     | IL1     | IL2     | IC                                | IM                                | IH      |
| Refer to design for this commercial  | LB1     | LB2     | LB1     | LB2     | LB2                               | LB3                               | LB2     |
| <i>Design Standards for Single-family and Two-family Dwellings</i>   |         |         |         |         |                                   |                                   |         |
|  | IO1     | IO2     | IL1     | IL2     | IC                                | IM                                | IH      |
| Refer to design for this residential   | RT2     | RT3     | RT2     | RT3     | RT4                               | RT4                               | RT4     |

Part 15. Table 295-805-4-d of the code is repealed and recreated to read:

| <b>Table 295-805-4-d INDUSTRIAL DISTRICT RESIDENTIAL TRANSITION STANDARDS</b>  |   |                                     |                                  |                                 |                    |    |                 |
|--|---|-------------------------------------|----------------------------------|---------------------------------|--------------------|----|-----------------|
| <b>Zoning District</b>   |   |                                     |                                  |                                 |                    |    |                 |
|  | IO1   | IO2                                 | IL1                              | IL2                             | IC                 | IM | IH              |
| <i>Residential Buffer</i>  |   |                                     |                                  |                                 |                    |    |                 |
| Min. setback (Buffer)  | 25 ft.  | 10 ft.                              | 50 ft.                           | 10 ft.                          | no buffer required |    | 15 ft.          |
| Evergreen trees frontage or shared   | 1 per 5 ft.   |                                     |                                  |                                 | n.a.               |    | 1 per 5 ft.     |
| Evergreen tree   | 2 staggered rows with trees a maximum of 10 ft. on center in each row |                                     |                                  |                                 | n.a.               |    | same as IO1-IL2 |
| Min. tree height at  | 6 ft.   |                                     |                                  |                                 | n.a.               |    | 6 ft.           |
| Max. tree height at  | no limit  |                                     |                                  |                                 | n.a.               |    | no limit        |
| <i>Alternative Residential Buffer Standards (Note: Where an alternative residential buffer is permitted, the use or industrial building is permitted.)</i> |   |                                     |                                  |                                 |                    |    |                 |
| Min. buffer width  | 12.5 ft.  | alternative standards not permitted | 25 ft.                           | alternative standards permitted | no buffer required |    | 10 ft.          |
| New building   | no alternative buffer standards permitted                             |                                     | see s. 295-405, type "A" landsc. |                                 | n.a.               |    |                 |

|                                    |                                  |  |                                  |  |      |                                  |
|------------------------------------|----------------------------------|--|----------------------------------|--|------|----------------------------------|
| Light motor vehicles               | see s. 295-405, type "A" landsc. |  | see s. 295-405, type "A" landsc. |  | n.a. | see s. 295-405, type "A" landsc. |
| Dumpsters and trash enclosures     | see s. 295-405, type "G" landsc. |  | see s. 295-405, type "G" landsc. |  | n.a. | see s. 295-405, type "G" landsc. |
| Outdoor storage, operational space | see s. 295-405, type "E" landsc. |  | see s. 295-405, type "E" landsc. |  | n.a. | see s. 295-405, type "F" landsc. |

Part 16. Table 295-805-5 of the code is repealed and recreated to read:

| <b>Table 295-805-5 INDUSTRIAL DISTRICT SIGN STANDARDS</b> |                                |                                |                                |                                |                      |  |
|---|--------------------------------|--------------------------------|--------------------------------|--------------------------------|----------------------|--|
|   | Zoning District                |                                |                                |                                |                      |  |
|   | IO1/IO2                        | IL1/IL2                        | IC                             | IM                             | IH                   |  |
| <i>Freestanding Signs</i>                                 | <i>permitted</i>               | <i>permitted</i>               | <i>permitted</i>               | <i>permitted</i>               | <i>permitted</i>     |  |
| Maximum number  | 1 per street frontage          | 1 per site *                   | 1 per site*                    | 1 per site *                   | 1 per site *         |  |
| Type "A" max. display area (sq. ft.)                      | 100                            | 100                            | 100                            | 100                            | 100                  |  |
| Type "B" max. display area (sq. ft.)                      | 40                             | 50                             | 40                             | 40                             | 50                   |  |
| Maximum height  | 15                             | 15                             | 15                             | 15                             | 30                   |  |
| <i>Wall Signs</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 |  |
| Type "A" max. display area (sq. ft.)                      | 75                             | 120                            | 50                             | 50                             | 120                  |  |
| Type "B" max. display area (sq. ft.)                      | 32                             | 60                             | 32                             | 32                             | 60                   |  |
| <i>Projecting Signs</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 |  |
| Type "A" max. display area (sq. ft.)                      | 50                             | 60                             | 50                             | 50                             | 60                   |  |
| Type "B" max. display area (sq. ft.)                      | 25                             | 30                             | 25                             | 25                             | 30                   |  |
| <i>Awning Signs</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 |  |
| Type "A" max. display area (sq. ft.)                      | 20                             | 20                             | 20                             | 20                             | 20                   |  |
| <i>Canopy and Hood Signs</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 |  |
| Type "A" max. display area (sq. ft.)                      | 50                             | 60                             | 50                             | 50                             | 60                   |  |
| Type "B" max. display area (sq. ft.)                      | 25                             | 30                             | 25                             | 25                             | 30                   |  |
| <i>Roof Signs</i>   | <i>type "A" permitted only</i> | <i>permitted</i>               | <i>type "A" permitted only</i> | <i>type "A" permitted only</i> | <i>permitted</i>     |  |
| Maximum number  | 1 per building                 | 1 per building                 | 1 per building                 | 1 per building                 | 1 per building       |  |
| Type "A" max. display area (sq. ft.)                      | 100                            | no limit                       | See s. 295-805-g               | see s. 295-805-g               | no limit             |  |
| Type "B" max. display area (sq. ft.)                      | NA                             | 100                            | NA                             | NA                             | 100                  |  |
| <i>Off-premise Signs</i>                                  | <i>permitted**</i>             | <i>permitted**</i>             | <i>permitted**</i>             | <i>permitted**</i>             | <i>permitted**</i>   |  |

|  |            |  |            |            |            |
|--|------------|--|------------|------------|------------|
| Maximum number                             | 1 per site | 1 per site   | 1 per site | 1 per site | 1 per site |
| Maximum display area per sign (sq. ft.)    | 672        | 672  | 300        | 300        | 672        |
| Minimum distance between off-premise signs |            | 500 ft. between any 2 ground or roof signs; 200 ft. between any 2 ground or roof signs and a wall sign; 200 ft. between any 2 wall signs                                       |            |            |            |
| Maximum height, freestanding sign (ft.)    | 35         | 35   | 40         | 40         | 40         |
| Maximum height, wall sign (ft.)            | 40         | 40   | 60         | 60         | 60         |
| Maximum height, roof sign                  |            | 25 ft. above roof  |            |            |            |
|  |            | *Except 2 shall be permitted if the site fronts on 3 streets or has continuous street frontage of 100 feet. ** Subject to special use requirement set forth in s. 295-407-7-d. |            |            |            |

..LRB  
APPROVED AS TO FORM

\_\_\_\_\_  
 Legislative Reference Bureau  
 Date: \_\_\_\_\_  
IT IS OUR OPINION THAT THE ORDINANCE  
IS LEGAL AND ENFORCEABLE

\_\_\_\_\_  
 Office of the City Attorney  
 Date: \_\_\_\_\_  
 Department of City Development  
 LRB162030-2  
 Jeff Osterman  
 01/28/2016