



AGENDA
ZONING CODE SUBCOMMITTEE
RICHFIELD VILLAGE HALL
4128 HUBERTUS ROAD, HUBERTUS, WISCONSIN
JUNE 29, 2017
5:00 P.M.

1. Call to Order/ Roll Call
2. Verification of Compliance with Open Meeting Law
3. Pledge of Allegiance
4. DISCUSSION/ACTION ITEMS
 - a. Discussion regarding Chapter 70 Zoning Code Recodification
5. ADJOURNMENT

Additional explanation of items on the agenda (Communication Forms) can be found on the village's website at www.richfieldwi.gov. Notification of this meeting has been posted in accordance with the Open Meeting Laws of the State of Wisconsin. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Clerk's office at 628-2260 or www.richfieldwi.gov with as much advance notice as possible.

Date: June 21, 2017

To: Richfield Zoning Code Subcommittee

From: Tim Schwecke, AICP



Subject: Village of Richfield Zoning Code Rewrite Project - Revised list of land uses

Please find attached an updated list of land uses, dated June 22, 2017. It reflects our discussion at the working session on June 1, 2017. Below is a summary of those changes.

Land Uses removed from initial draft:

- Community living arrangements, 16 or more
- Restaurant, generic term (the group thought it may be necessary to differentiate between sit-down and fast food restaurants)
- Community garden (this isn't in the current code, but was raised as a potential land use)
- Historic and monument sites
- Electric generation plant
- Solar power plant (this isn't in the current code, but was raised as a potential land use)
- Airport
- Batching plant with a nonmetallic mine
- Composting facility (this isn't in the current code, but was raised as a potential land use)
- Landfill
- Recycling center (this isn't in the current code, but was raised as a potential land use)
- Solid waste transfer station (this isn't in the current code, but was raised as a potential land use)

Land Uses added to initial draft:

- Vehicle serve (this was inadvertently omitted from the initial draft)

Punch list (Things to Remember)

- Personal storage facilities may be appropriate, provided all doors are inside of the building.
- Jack suggested we research how the Town of Lisbon manages telecommunication towers. (3 options)
- Bulk fuel storage - The committee wasn't sure if this use was appropriate, or not. So, we'll keep it for now.

Summary of items to be discussed on June 29, 2017

1. Review the Agri-Tourism land uses in the updated print out to determine which, if any, should be added to the draft zoning code.
2. Review the land use definitions to make sure they describe the nature of the land use and they are clearly drafted. (NOTE: We will be reviewing the development standards and where the land uses would be allowed at a future meeting.)
3. Review Work Map 2(2) to confirm that the Lowland Conservancy (LC) district and the Upland Conservancy (UC) district will not be shown as base zoning districts on the new zoning map.
4. As a follow up, determine if any of the following features as mapped by SEWRPC should be added to the draft zoning map as overlays:
 - Primary Environmental Corridor
 - Secondary Environmental Corridor
 - Isolated Natural Resource Area

The consultant will prepare draft regulations for the above overlays for review by the committee at a future meeting.

5. Review Work Map 3(2)-5(2) to review how A-1 and A-2 parcels will be redesignated as either A-3 or RR. The following rules were used:
 - A-1 and A-2 parcels that are 20 acres or greater become A-3
 - A-1 and A-2 parcels that are less than 20 acres become RR
6. Review Work Map 1 to see how the zoning map will look with the F-1 District as an overlay. The following rules were used to "fill in" the floodplain with a base zoning district.
 - Parcels entirely in F-1 and abutting a lake become Rs-4
 - Remaining parcels with some F-1 will be classified as the other part
 - Remaining parcels entirely in F-1 become RR (Rural Residential)

Attachments:

1. Land Use Descriptions, dated June 22, 2017
2. Work Map 2(2)
3. Work Map 3(2)-5(2)
4. Work Map 1

Land Use Descriptions

Date Printed:06/22/17

Series /Land Use	Description
1 Agriculture	
1.01 Agriculture-support service (NEW)	<p>Description: A place primarily involved in (1) providing agricultural supplies, agricultural equipment, agricultural inputs, or agricultural services; (2) storing, processing, or handling raw agricultural commodities; (3) slaughtering livestock; (4) marketing livestock; and/or (5) processing agricultural byproducts or wastes. Examples include (1) a grain warehouse, potato warehouse, or other warehouse that stores raw agricultural commodities received from farms; (2) a dairy plant that processes or handles milk from farms; (3) a meat slaughter establishment; (4) a food processing plant that processes raw agricultural commodities received from farms; (5) a feed mill or rendering plant that processes raw agricultural commodities or agricultural by-products received directly from farms, or supplies animal feed directly to farms; (6) an ethanol plant, bio-diesel plant, communal manure digester, pelletizing plant, or other facility that processes raw agricultural commodities, agricultural by-products or agricultural wastes (received directly from farms) to produce fuel or other products; (7) a sawmill or other facility that processes wood or other forest products received directly from farms; (8) a facility that provides farm inputs such as fertilizer, pesticides, seed, or feed directly to farms; and (9) a facility that is primarily engaged in providing agronomic services to farms.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>
1.02 Apiculture	<p>Description: The keeping of domestic honey bees to (i) collect their honey and other products that the hive produces, (ii) pollinate plants, or (iii) produce bees for sale to other beekeepers.</p> <p>Districts Allowed by Right: A-1</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: On-site parking is not required</p> <p>Supplemental Standards:</p>
1.03 Aquaculture	<p>Description: A place where fish, bait, and other aquatic animals are produced out of doors.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>
1.04 Farm implement sales and service	<p>Description: A place where farm implements and other related equipment are offered for rent, sale, lease, or exchange, or are taken on consignment. This use may include the repair of such implements and equipment as a subordinate use.</p> <p>Districts Allowed by Right: B-4</p> <p>Districts Allowed as a Conditional Use:M-4</p> <p>Parking Requirements: 1 space for each 600 square feet of gross floor area plus 1 space per 300 square feet of outdoor display area for each motor vehicle to be displayed, plus any required spaces for other uses such as service garages</p> <p>Supplemental Standards:</p>
1.05 General cultivation	<p>Description: A place where nursery stock, trees, sod, fruit, vegetables, flowers, agricultural crops and forage, and other plants typically grown by agricultural operations in the region are grown.</p> <p>Districts Allowed by Right: A-1</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: On-site parking is not required</p> <p>Supplemental Standards:</p>
1.06 Livestock raising	<p>Description: The term does not include commercial feedlots and fur farms.</p> <p>Districts Allowed by Right: A-1</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>

1.07 Production of cheese or sausage	<p>Description: The production of cheese and/or sausage as an incidental use to an existing farm operation.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use:A-2</p> <p>Parking Requirements: 1.5 space for each employee</p> <p>Supplemental Standards:</p>
1.08 Small-batch dairy processing	<p>Description: Processing of dairy products including but not limited to pasteurization, cheesemaking, production of processed dairy products and bottling of liquid milk products not to exceed 400,000 gallons in volume per calendar year.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use:B-1</p> <p>Parking Requirements: 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>
2 Agri-Tourism	
2.01 Farm education	<p>Description: A place where farm tours and how-to clinics or classes are conducted which are directly related to farming, farm life, or food (e.g., gardening, cooking, canning produce, jam-making, candle making, soap making, flower arranging, quilting).</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements:</p> <p>Supplemental Standards:</p>
2.02 Agro-ecology center	<p>Description: A facility designed for the purpose of providing training in the techniques of agro-ecology, sustainable agricultural systems, and similar disciplines. An agro-ecology center generally conducts (theoretical and applied) research and community outreach while offering academic education, practical experience/training, and public service/instruction opportunities for audiences ranging from local school children to international agencies. Such a facility may provide meals and overnight lodging facilities for faculty, staff, and/or students/apprentices.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements:</p> <p>Supplemental Standards:</p>
2.03 Bird hunting preserve	<p>Description: A place where game birds are released into the wild for commercial hunting purposes.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements:</p> <p>Supplemental Standards:</p>
2.04 Conference / education center	<p>Description: A facility designed for the purpose of conducting meetings for consultation, exchange of information, and/or discussion which results in enhanced personal, business, and/or professional development. A conference/education center may provide office facilities and schedule a range of uses business related and/or leisure activities (e.g., training workshops, seminars, retreats, and similar type meetings). Such a facility may serve meals and offer day use and/or overnight lodging facilities.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements:</p> <p>Supplemental Standards:</p>
2.05 Craft brewery, winery, or distillery	<p>Description: An establishment where beer, malt beverages, and/or spirits are made on the premises in comparatively small batches and then sold onsite and/or distributed off-site.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements:</p> <p>Supplemental Standards:</p>

2.06 Farm inn	<p>Description: A place where guest rooms are offered to agri-tourists who are able to observe or participate in farm chores and learn how a farm functions through practical day-to-day experience. Guests may work on the farm, for recreational purposes, in exchange for free or discounted accommodations. A farm inn may also include a common dining area for overnight guests and non-guests.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements:</p> <p>Supplemental Standards:</p>
2.07 Farm recreation	<p>Description: One or more of the following or similar activities: sleigh/hay rides, corn maze, haunted house, ropes course, pumpkin cannons, zip lines, paint ball courses, and obstacle courses.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements:</p> <p>Supplemental Standards:</p>
2.08 Farm restaurant	<p>Description: A place where food and beverages are offered for retail sale primarily for on-site consumption, and where the on-site consumption of fermented malt beverages, wine, or liquor, if any, is clearly secondary and subordinate to the sale of food and nonalcoholic beverages. A farm restaurant may also prepare food as part of a catering business.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements:</p> <p>Supplemental Standards:</p>
2.09 Farm store	<p>Description: A retail outlet that features agricultural products and goods derived from the farm on which the farm store is located and other farms in the region. Non-agriculturally related products such as T-shirts, other clothing, and knick-knacks, may be offered so long as such products are clearly subordinate in number and scale to the featured agricultural products and goods.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements:</p> <p>Supplemental Standards:</p>
2.10 Fee fishing	<p>Description: An operation that provides the opportunity for anglers to pay a fee for the right to fish on a farm.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements:</p> <p>Supplemental Standards:</p>
2.11 Glamorous camping (Glamping)	<p>Description: A facility that is an integral part of an ongoing agricultural operation that provides the opportunity for agritourists to rent, on a nightly basis, fully furnished tents and/or rustic cabin sites that are characterized by furnishings, amenities, and comforts typically offered by that of a luxury hotel room. Furnishings, amenities, and comforts may include luxurious décor, beds, linens, baths, veranda, spa services, concierge, dining, and chef.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements:</p> <p>Supplemental Standards:</p>
2.12 Health spa	<p>Description: A facility offering proactive health and wellness education and/or physical exercise and diet regimens that can, in a rural environment, improve one's quality of life. Health and wellness opportunities may consist of general and specialized exercise, wellness, and nutritional classes/consultations, organic cooking classes/workshops, yoga, meditation, and massage. A health spa may include overnight lodging and may serve meals only when served to participating clientele.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements:</p> <p>Supplemental Standards:</p>

2.13 Petting farm	<p>Description: An operation where the public is invited to pet and touch farm animals, but not exotic animals.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements:</p> <p>Supplemental Standards:</p>
2.14 Special event venue	<p>Description: A facility for holding periodic events such as weddings, family reunions, parties, fundraisers, and corporate outings. Guests are normally invited and not charged a fee for entry.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements:</p> <p>Supplemental Standards:</p>
2.15 U-Cut Christmas tree operation	<p>Description: A place where customers can harvest their own Christmas tree.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements:</p> <p>Supplemental Standards:</p>
2.16 U-Pick operation	<p>Description: A farm operation where customers can pick or harvest fruits, flowers, and vegetables directly from the plants grown on the premises.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements:</p> <p>Supplemental Standards:</p>
3 Resource-Based Uses	
3.01 Dam	<p>Description: An artificial barrier in or across a navigable watercourse which has the primary purpose of impounding or diverting water. A dam includes all appurtenant works, such as a dike, canal, or powerhouse.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>
3.02 Forestry	<p>Description: The harvesting, thinning, and planting of trees and related forest management activities whether for commercial or noncommercial purposes. The term includes temporary skidding yards necessary to store and sort logs harvested on the premises. The term does not include on-site processing and permanent skidding yards.</p> <p>Districts Allowed by Right: A-2 P-1 A-1 UC LC</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: On-site parking is not required</p> <p>Supplemental Standards:</p>
3.03 Nonmetallic mine, general	<p>Description: A place where nonmetallic minerals (e.g., rock, slate, gravel, sand, topsoil) are removed from the ground by any method for use on-site or off-site for more than 5 years. Activities include excavating and transporting nonmetallic minerals, stockpiling of nonmetallic minerals, blending of nonmetallic minerals, blasting, grading, crushing, screening, scalping, and dewatering.</p> <p>Note: A non-metallic mine that is operated for less than 5 years or less is considered a temporary use.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: M-5</p> <p>Parking Requirements: 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>

3.04 Open land	<p>Description: Land generally not in forestry or in agricultural production and may include wetland complexes, and land kept undeveloped for conservation purposes. Land may be enrolled in a federal agricultural commodity payment program or in a state or federal agricultural land conservation payment program, or a similar program.</p> <p>Districts Allowed by Right: UC LC</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: On-site parking is not required</p> <p>Supplemental Standards:</p>
3.05 Sportsmen's club	<p>Description: A place where club members are able to hunt and fish, pursuant to state laws and any local laws. This use may include a club house and buildings for maintenance shops. (New - definition)</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use:A-2</p> <p>Parking Requirements: Determined on a case-by-case basis</p> <p>Supplemental Standards:</p>
4 Residential	
4.01 Boardinghouse	<p>Description: A place where lodging is furnished by pre-arrangement for compensation for 4 or more persons, not members of a family, but not exceeding 12 persons and not open to transient customers.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use:B-3</p> <p>Parking Requirements: 1 space for each bedroom that is offered for rent, plus other parking requirements for principal residents</p> <p>Supplemental Standards:</p>
4.02 Mixed-use housing	<p>Description: One or more dwelling units located on the second floor of commercial building with a retail use and/or a professional office on the first floor.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use:B-3 M-4</p> <p>Parking Requirements: 2 spaces for each dwelling unit</p> <p>Supplemental Standards: There shall also be a minimum gross floor area of 750 square feet for an efficiency-type or one-bedroom dwelling and 900 square feet for a two-bedroom unit. A dwelling unit with more than two bedrooms is not be allowed.</p>
4.03 Single-family dwelling	<p>Description: A building containing one dwelling unit that is situated on one lot and is not attached to any other dwelling unit by any means. The term includes manufactured homes, modular homes, panelized homes, pre-cut homes, and site-built homes, but excludes mobile homes.</p> <p>Districts Allowed by Right: A-2 RS-1 RS-1B RS-2 RS-3 RS-4 A-1 F-1 UC WHD RS-1R</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 2 spaces for each dwelling</p> <p>Supplemental Standards: (a) The dwelling shall be set on a full basement or other permanent enclosed structure in accordance with the state uniform dwelling code. The structure shall not rest upon a metal frame where the foundation meets the sills or floor joists.</p> <p>(b) The dwelling shall have a minimum width of 24 feet and a core area of living space at least 24 feet by 24 feet.</p> <p>(c) The dwelling shall have a pitched roof with a minimum slope of four to 12 and eaves extending beyond the nearest vertical wall a minimum of 12 inches.</p> <p>(d) The roofing shall be asphalt shingles or comparable roofing, but excluding metal roofing.</p>
4.04 Two-family residence (duplex)	<p>Description: A building containing 2 dwelling units that is situated on one lot. The units may be rented or owned as in a condominium. (Sometimes referred to as duplex.)</p> <p>Districts Allowed by Right: WHD Rd-2</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 2 spaces for each dwelling</p> <p>Supplemental Standards:</p>
5 Special Care Facilities	

5.01 Adult family home	<p>Description: A place licensed by the state under s. 50.033(1m), Wis. Stats.</p> <p>Note: An adult family home can either be a principal use or an accessory use. If the operator does not live in the residence with the adults, it is considered a principal use.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each 2 adults the facility is licensed by the state to accommodate; plus 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>
5.02 Community living arrangement, 8 or fewer residents	<p>Description: Any one of the following with 8 or fewer residents (1) a residential care center for children and youth as defined in s. 48.02(15d), Wis. Stats., operated by a child welfare agency licensed under s. 48.60, Wis. Stats.; (2) a group home for children as defined in s. 48.02(7), Wis. Stats.; and (3) a community-based residential facility as defined in s. 50.01(lg), Wis. Stats. The term does not include adult family homes, as defined in s. 50.01, Wis. Stats.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use:RS-1 UC</p> <p>Parking Requirements: 3 spaces</p> <p>Supplemental Standards: In addition to meeting the requirements in the zoning code, community living arrangements shall also comply with applicable state law including, but not limited to, sec. 62.23(7)(i), Wis. Stats.</p>
5.03 Community living arrangement, 9 to 15 residents	<p>Description: Any one of the following with more than 8 but fewer than 16 residents (1) a residential care center for children and youth as defined in s. 48.02(15d), Wis. Stats., operated by a child welfare agency licensed under s. 48.60, Wis. Stats.; (2) a group home for children as defined in s. 48.02(7), Wis. Stats.; and (3) a community-based residential facility as defined in s. 50.01(lg), Wis. Stats. The term does not include adult family homes, as defined in s. 50.01, Wis. Stats.</p> <p>Districts Allowed by Right: RS-1B RS-2 RS-4 UC RS-1A</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 4 spaces</p> <p>Supplemental Standards: In addition to meeting the requirements in the zoning code, community living arrangements shall also comply with applicable state law including, but not limited to, sec. 62.23(7)(i), Wis. Stats.</p>
5.04 Foster home and treatment foster home	<p>Description: A place licensed by the state for the care of foster children and which is operated by a corporation, child welfare agency, church, or other such entity.</p> <p>Note: See s. 48.62, Wis. Stats. A foster home and treatment foster home can either be a principal use or an accessory use. If the operator lives in the residence with the children, it is considered an accessory use.</p> <p>Districts Allowed by Right: RS-1 RS-1B RS-2 RS-4 UC</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>
5.05 Group day care center	<p>Description: A place licensed as a day care by the state where care is provided for 9 or more children. This use may include outdoor play areas, playhouses, and related recreational equipment, such as swings, slides, basketball hoops, and jungle gyms.</p> <p>Note: A family day care home (4-8 children) is considered an accessory use and is therefore listed in the 17 series.</p> <p>Districts Allowed by Right: WHD</p> <p>Districts Allowed as a Conditional Use:B-3</p> <p>Parking Requirements: 1 space for each 2 children the facility is licensed by the state to accommodate; plus 1 space for each employee on the largest work shift</p> <p>Supplemental Standards: All principal structures and uses must be located at least 40 feet from any lot line.</p>

5.06 Group day care center (company) **Description:** A place licensed as a day care by the state where care is provided for 9 or more children and which is intended for families working at the business. This use may include outdoor play areas, playhouses, and related recreational equipment, such as swings, slides, basketball hoops, and jungle gyms.

Note: A family day care home (4-8 children) is considered an accessory use and is therefore listed in the 17 series.

Districts Allowed by Right: none

Districts Allowed as a Conditional Use: none

Parking Requirements: 1 space for each employee on the largest work shift

Supplemental Standards:

5.07 Hospice care center (NEW) **Description:** A place licensed by the state that provides palliative and supportive care and a place of residence to individuals with terminal illness and provides or arranges for short-term inpatient care as needed.

Note: See s. 50.90(1), Wis. Stats.

Districts Allowed by Right: none

Districts Allowed as a Conditional Use: none

Parking Requirements: 1 space for each 2 residents at capacity; plus 1 space for each employee on the largest work shift

Supplemental Standards:

5.08 Nursing home **Description:** A place where 5 or more persons who are not related to the operator or administrator reside, receive care or treatment and, because of their mental or physical condition, require 24-hour nursing services, including limited nursing care, intermediate level nursing care, and skilled nursing services. The term does not include (1) a convent or facility owned or operated exclusively by and for members of a religious order that provides reception and care or treatment of an individual, (2) a hospice as defined in state law, or (3) a residential care apartment complex as defined in state law.

Note: See s. 50.01(3), Wis. Stats.

Districts Allowed by Right: I-1

Districts Allowed as a Conditional Use: B-3

Parking Requirements: 1 space for each 3 beds; plus 1 space for each employee on the largest work shift

Supplemental Standards:

5.09 Retirement home (assisted living) **Description:** A place where individuals, generally 62 years of age or older, may occupy independent dwelling units. The units may be rented or owned as in a condominium. This use may include common areas for dining and entertainment and limited on-site commercial and medical facilities for the exclusive use of residents.

Districts Allowed by Right: none

Districts Allowed as a Conditional Use: B-3

Parking Requirements: 0.5 space for each dwelling unit, plus 1 space for each employee on the largest work shift

Supplemental Standards: In the B-3 zoning district, densities shall not exceed one living unit per net acre.

6.01 Campground	<p>Description: A place where members of the general public may set up tents, campers, and trailers of all types, and recreational vehicles for camping and sleeping purposes. Accessory uses may include individual cabins, a dwelling unit for the manager of the campground, and one or more buildings to house a laundromat and retail sales for the convenience of campground guests, an office, maintenance equipment, supplies, and related materials.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use:P-1</p> <p>Parking Requirements: 1 space at each camping space; plus 1 space at the office, if one is provided, for each 15 camping spaces</p> <p>Supplemental Standards: Licensed under and operated in conformance with the requirements of HFS 178 of the Wisconsin Administrative Code that meet the following additional conditions and requirements:</p> <ol style="list-style-type: none"> (1) The minimum size of a campground shall be 10 gross acres. (2) The maximum number of individual campsites shall be 12 per net acre. (3) The minimum dimensions of a campsite shall be 50 feet wide by 70 feet long. (4) Each campsite shall be separated from other campsites within the campground by a yard area not less than 15 feet wide. (5) No individual campsite shall be located closer than 75 feet from a public highway or road right-of-way, nor closer than 40 feet to any other property boundary. (6) Each campground shall be completely enclosed except for permitted entrances and exits by either a temporary planting of fast-growing plant material, capable of reaching a height of 10 feet or more within two years, or a permanent evergreen planting, the individual trees to be of such a number and so arranged that within 10 years a dense screen will be formed. Such permanent planting shall be grown or maintained to a height of not less than 10 feet.
6.02 Group recreation camp	<p>Description: A place where members of an association or other similar group, which operates the premises, and their invited guests may set up tents, campers and trailers of all types, and recreational vehicles for camping and sleeping purposes or stay overnight in a lodge, cabin, or other similar accommodation. Accessory uses may include a dwelling unit for the manager of the camp, sleeping accommodations for resident staff, and one or more buildings to house guest services, administrative offices, recreational facilities, maintenance equipment, supplies, and related materials. The term includes youth camps and church camps.</p> <p>Districts Allowed by Right: P-1</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space at each camping space; plus 1 space at the office, if one is provided, for each 15 camping spaces</p> <p>Supplemental Standards:</p>
6.03 Overnight lodging	<p>Description: A place where individual guest rooms with private bathrooms are offered to transient guests for rent. This use may also include (1) recreational/fitness rooms and a food service area for the exclusive use of guests and (2) banquet facilities for meetings and other gatherings. The term includes hotels and motels but does not include bed and breakfasts.</p> <p>Districts Allowed by Right: WHD B-4</p> <p>Districts Allowed as a Conditional Use:B-2</p> <p>Parking Requirements: 1 space for each guest room and 1 space for each employee on the largest work shift, plus any required spaces for other uses such as restaurants or banquet facilities</p> <p>Supplemental Standards:</p>
6.04 Resort (NEW)	<p>Description: A place with lodging facilities and on-site amenities primarily intended for the use of overnight guests. Guest rooms may be located in one or more buildings and may include kitchen facilities. In addition to lodging facilities and recreational amenities, such as golf, horseback riding, or lake/beach access, a resort may also include a lodge or other gathering place for guests, dining facilities, administrative facilities, and maintenance and storage facilities.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each guest room; plus 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>

7.01 Brewpub (NEW)	<p>Description: A place where fermented malt beverages are manufactured and those beverages, along with other beverages and food, are offered for retail sale and on-site consumption.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each 3 patron seats or 1 space for each 300 square feet of gross floor area devoted to patron service, whichever is greater; plus 1 for each employee on the largest work shift</p> <p>Supplemental Standards:</p>
7.02 Restaurant, fast-food	<p>Description: An establishment where patrons order food and drink at a counter. The food or drink may be consumed on-site or off-site.</p> <p>Districts Allowed by Right: B-4</p> <p>Districts Allowed as a Conditional Use:B-2 M-4</p> <p>Parking Requirements: 1 space for each 3 patron seats or 1 space for each 300 square feet of gross floor area devoted to patron service, whichever is greater; plus 1 for each employee on the largest work shift</p> <p>Supplemental Standards:</p>
7.03 Restaurant, standard	<p>Description: An establishment where patrons order food and drink from a waiter or waitress while seated inside a building and the food and drink is delivered to the customer's table where it is consumed.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each 100 square feet of gross floor area</p> <p>Supplemental Standards:</p>
7.04 Tavern	<p>Description: A place where fermented malt beverages, wine, or liquor are offered for retail sale for on-site consumption and where food consumption, if any, is clearly secondary and subordinate to the sale of alcoholic beverages. The term includes bars, drinking establishments, sports bar, and lounges.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use:B-2 B-3 M-4</p> <p>Parking Requirements: 1 space for each 3 patron seats or 1 space for each 300 square feet of gross floor area devoted to patron service, whichever is greater; plus 1 for each employee on the largest work shift</p> <p>Supplemental Standards:</p>
8 Vehicle Sales and Services	
8.01 Marine sales and service	<p>Description: A place where watercraft are offered for rent, sale, lease, or exchange, or are taken on consignment. This use may include the repair of watercraft as a subordinate use to the extent deemed appropriate by the Plan Commission.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use:B-3</p> <p>Parking Requirements: 1 space for each 600 square feet of gross floor area plus 1 space per 300 square feet of outdoor display area for each motor vehicle to be displayed, plus any required spaces for other uses such as service garages</p> <p>Supplemental Standards:</p>
8.02 Trailer sales or rentals	<p>Description: A place where new and used trailers are offered for rent, sale, lease, or exchange, or are taken on consignment. This use may include the repair of such vehicles as a subordinate use.</p> <p>Districts Allowed by Right: B-4</p> <p>Districts Allowed as a Conditional Use:M-4</p> <p>Parking Requirements: 1 space for each 600 square feet of gross floor area plus 1 space per 300 square feet of outdoor display area for each motor vehicle to be displayed, plus any required spaces for other uses such as service garages</p> <p>Supplemental Standards:</p>

8.03 Truck stop	<p>Description: A place where fuels primarily for tractor trucks are offered for retail sale. Ancillary uses are limited to retail sale of motor vehicle fuel for cars, motorcycles, and light trucks; retail sale of food and beverages; a restaurant; sleeping quarters; overnight parking; a truck wash; truck scales; tire repair and sales; light maintenance activities, such as engine tune-ups, lubrication, and minor repairs; and other incidental uses customarily associated with a truck stop. The term does not include transferring or off-loading of goods, or long-term storage or parking of vehicles.</p> <p>Districts Allowed by Right: B-4</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each 300 square feet of gross floor area</p> <p>Supplemental Standards:</p>
8.04 Truck-trailer rental establishment (NEW)	<p>Description: A place where trucks, utility trailers, and related items are kept and rented out, generally to those moving their personal and household belongings. This use may include the repair of such vehicles and trailers as a subordinate use to the extent deemed appropriate by the Plan Commission.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each 7 trucks and trailers potentially stored on site, plus 1 space for each employee on largest work shift</p> <p>Supplemental Standards:</p>
8.05 Vehicle fuel station	<p>Description: A place where fuels for cars, motorcycles, and light trucks are offered for retail sale. Ancillary uses are limited to the retail sale of food and beverages and light maintenance activities, such as engine tune-ups, lubrication, and minor repairs. The term does not include truck stops or similar uses.</p> <p>Districts Allowed by Right: B-4</p> <p>Districts Allowed as a Conditional Use: B-2 B-3 M-4</p> <p>Parking Requirements: 1 space per 300 square feet of gross floor area, plus any required spaces for other uses such as repair garages or restaurants</p> <p>Supplemental Standards: All service islands and pumps shall meet the setback requirements for the zoning district.</p>
8.06 Vehicle repair shop	<p>Description: A place where motor vehicles, such as cars, motorcycles, and light trucks, are typically left overnight for maintenance, service, or repair. Typical services include transmission repair, body work and painting, vehicle upholstery, engine repair and overhauls, and similar activities.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: B-3</p> <p>Parking Requirements: 2.5 spaces for each service bay; plus 1 for each employee on the largest work shift</p> <p>Supplemental Standards:</p>
8.07 Vehicle sales and service	<p>Description: A place where new and used cars, light trucks, motorcycles, mopeds, snowmobiles, and all-terrain vehicles (ATVs) are offered for rent, sale, lease, or exchange, or are taken on consignment. This use may include the repair of such vehicles as a subordinate use to the extent deemed appropriate by the Plan Commission.</p> <p>Districts Allowed by Right: B-4 B-2</p> <p>Districts Allowed as a Conditional Use: B-3 M-4</p> <p>Parking Requirements: 1 space for each 300 square feet of gross floor area, plus 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>
8.08 Vehicle service shop	<p>Description: A place where motor vehicles, such as cars, motorcycles, and light trucks, are serviced while the owner waits and typically are not left overnight. Examples include quick lube/oil change facilities, tire stores, car washes, and vehicle detailing.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements:</p> <p>Supplemental Standards:</p>

9.01 Commercial kennel	<p>Description: A place not qualifying as a private kennel or a hobby kennel where dogs, cats, or other domesticated animals over 6 months of age are housed for the purpose of boarding, breeding, training, or sale. The term includes animal day care, boarding kennels, dog motels, and dog training centers. The term does not include animal hospitals, animal grooming parlors, or pet shops.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use:A-1</p> <p>Parking Requirements: 1 space for each 300 square feet of gross floor area</p> <p>Supplemental Standards:</p>
9.02 Commercial stable	<p>Description: A place where horses, donkeys, and other similar domesticated animals are kept for boarding, instructional purposes, or hire on trail rides.</p> <p>Districts Allowed by Right: A-2</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each stable stalls (or equivalent)</p> <p>Supplemental Standards:</p>
9.03 Financial services	<p>Description: A place where financial and banking services are offered. The term includes banks, savings and loan institutions, other lending institutions, auto title loan businesses, and payday loan businesses.</p> <p>Districts Allowed by Right: B-1 B-2 B-3</p> <p>Districts Allowed as a Conditional Use:M-4</p> <p>Parking Requirements: 1 space for each 300 square feet of gross floor area</p> <p>Supplemental Standards:</p>
9.04 Funeral home	<p>Description: A place where the deceased may be prepared for burial or cremation and people may gather for visitation or funeral ceremonies. The indoor display of funeral equipment may also occur. The term includes mortuaries.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use:B-3</p> <p>Parking Requirements: 1 space for each 3 patron seats at the maximum capacity; plus 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>
9.05 General office	<p>Description: Examples include real estate, insurance, accounting, architecture, engineering, and similar.</p> <p>Districts Allowed by Right: B-1 B-2 B-3 M-4</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space per 200 square feet of gross floor area</p> <p>Supplemental Standards:</p>
9.06 General repair	<p>Description: A place where consumer goods such as shoes, bicycles, furniture, appliances, and business equipment are repaired. The term does not include repair of motor vehicles or industrial equipment.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each 450 square feet of gross floor area</p> <p>Supplemental Standards:</p>
9.07 General retail, 15,000 square feet or less	<p>Description: One or more establishments providing retail services in a single building with a floor area of 15,000 square feet or less. The goods offered for sale are primarily stored inside of an enclosed building. Examples include baked goods stores, candy/confectionary stores, clothing stores, pharmacies, florists, fruit and/or vegetable stores, bookstores, gift stores, grocery stores, hardware stores, hobby shops, meat, fish or poultry markets, optical stores, art studios, photo and film pickup stores, shoe stores, soda and ice cream stores, sporting goods stores, tobacco stores, and variety stores.</p> <p>Districts Allowed by Right: B-3</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each 300 square feet of gross floor area</p> <p>Supplemental Standards:</p>

9.08 General retail, more than 15,000 square feet

Description: One or more establishments providing retail services in a single building with a floor area of more than 15,000 square feet. The goods offered for sale are primarily stored inside of an enclosed building. Examples include baked goods stores, candy/confectionary stores, clothing stores, pharmacies, florists, fruit and/or vegetable stores, bookstores, gift stores, grocery stores, hardware stores, hobby shops, meat, fish or poultry markets, optical stores, art studios, photo and film pickup stores, shoe stores, soda and ice cream stores, sporting goods stores, tobacco stores, and variety stores.

Districts Allowed by Right: none

Districts Allowed as a Conditional Use: none

Parking Requirements: 1 space for each 300 square feet of gross floor area

Supplemental Standards:

9.09 General services

Description: A place where services not otherwise included in any other service type category are offered. The term includes photography studios, weight loss centers, commercial postal services, beauty shops, pet grooming shops, photocopying and printing services, linen services, dry cleaning services, and diaper services.

Districts Allowed by Right: none

Districts Allowed as a Conditional Use: none

Parking Requirements: 1 space for each 300 square feet of gross floor area

Supplemental Standards:

9.10 Indoor shooting range **Description:** An indoor area where patrons shoot guns and bow and arrows for target practice.
Districts Allowed by Right: none
Districts Allowed as a Conditional Use:P-1
Parking Requirements: 1 space per 150 square feet of gross floor area
Supplemental Standards: (a) The building and method of operation shall conform to all applicable State and Federal standards for environmental protection and occupational health and safety. The applicant shall identify all such standards and demonstrate how the building and operation will comply including identification of any related state or federal reporting, inspection and permitting requirements.
(b) The design and construction of the shooting range shall completely confine all ammunition rounds within the building in a safe, controlled manner.
1. Compliance shall be demonstrated by plans, certified by an architect or engineer license or certified by the State of Wisconsin with demonstrated experience in indoor shooting range design.
2. Compliance with the standards and recommendations of the most current versions of the Range Design Criteria of the U.S. Department of Energy, Office of Health, Safety and Security or the national Rifle Association Range Source Book shall be prima facie evidence of satisfaction of this condition. Under no circumstance shall the applicant be relieved of his obligation to comply with any requirement otherwise imposed by State, Federal or local law.
3. The plans shall specify the type and caliber of ammunition the shooting range is designed to confine. No ammunition shall be used, stored, sold or possessed within the indoor shooting range that exceeds the certified design and construction specification for the shooting range.
(c) The applicant shall demonstrate that the operation shall not be a nuisance to neighboring property or other likely neighboring property uses including nuisances related to air quality and noise.
(d) A security plan shall be established for the building securing the building from unauthorized entrants as well as security for any firearms stored on the premises. No firearms shall be stored on the premises unless they are stored in a gun safe or other secure storage facility or container approved by the Washington County Sheriff's Office.
(e) The shooting range shall establish clear rules and procedures for the health, safety and order of the operation, its employees and patrons consistent with accepted industry practices which shall be conspicuously posted at the shooting range.
(f) On-site supervision of the range shall be provided at all times by an adult who is an experienced shooting range operator. The shooting range operator shall be responsible for taking all reasonable actions to assure the conduct of employees and patrons and the conditions of health, safety and order of the shooting range comply with all related rules and procedures.
(g) No person under the age of 18 shall be permitted within the shooting range unless accompanied by an adult at all times. This condition shall not apply to prohibit minors from participating in firearms safety classes supervised by a qualified adult instructor.
(h) Unless preempted by State or Federal law, the Plan Commission may establish additional conditions or requirement including reporting or inspection requirements if it determines such conditions or requirements are reasonably necessary to protect the public health safety and welfare of the residents. Consideration shall be given to the cost and burden of such additional requirements upon the operation and upon Village resources compared to the additional public benefit to be achieved, industry practices and evidence of experiences with similar operations in other communities.

9.11 Instructional studio **Description:** A place where instruction, training, or tutelage is offered in such areas as gymnastics, dance, art, music, and martial arts.
Districts Allowed by Right: B-1 B-2 B-3
Districts Allowed as a Conditional Use:M-4
Parking Requirements: 1 space for each student during the largest period of attendance; plus 1 space for each employee on the largest work shift
Supplemental Standards:

9.12 Landscape business **Description:** A place where a landscape contractor may establish a base of operation, which may include one or more of the following: retail sale of plant and landscape materials; office space; indoor and outdoor storage of materials, equipment, and machinery, such as trucks and heavy equipment; and shops for the repair of machinery and equipment owned by the operator.
Districts Allowed by Right: none
Districts Allowed as a Conditional Use: none
Parking Requirements: 1 space for each employee on the largest work shift; plus 1 space for each fleet vehicle parked on site
Supplemental Standards:

9.13 Veterinarian clinic	<p>Description: A place where medical services for small and large animals are offered. This use may include office space, medical labs, appurtenant facilities, and indoor and outdoor enclosures for animals under the immediate medical care of a veterinarian.</p> <p>Districts Allowed by Right: A-2</p> <p>Districts Allowed as a Conditional Use:A-1 B-3</p> <p>Parking Requirements: 1 space for each 300 square feet of gross floor area</p> <p>Supplemental Standards: When located in the B-3 district, all principal structures and uses must be 100 feet or more from any residential use.</p>
10 Recreation and Entertainment	
10.01 Common area improvement	<p>Description: Any agricultural or recreational use occurring in a common area within a residential development project (i.e., outlot) that involves the installation of buildings, structures, or other facilities, or, grading or other land-disturbing activities resulting in a total amount of land disturbance greater than the maximum allowed in the zoning district. Examples include stables and clubhouses for use by the property owners.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use:P-1</p> <p>Parking Requirements: Determined on a case-by-case basis</p> <p>Supplemental Standards:</p>
10.02 Driving range	<p>Description: A place where golfers practice driving golf balls from a fixed central location. This use may include one or more buildings and other structures directly related to the operation of this use, such as an office, snack bar, and buildings for housing maintenance equipment, supplies, and related materials.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each driving station</p> <p>Supplemental Standards:</p>
10.03 Indoor entertainment	<p>Description: A place where entertainment is offered within an enclosed building. The term includes theaters, movie theaters, dance halls, and theaters for performing arts. The term does not include adult-oriented establishments.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each 3 patron seats; plus 1 for each employee on the largest work shift</p> <p>Supplemental Standards:</p>
11 Governmental and Community Services	
11.01 Administrative government center	<p>Description: A place where government employees perform administrative functions on behalf of the public. The term includes administrative offices, post offices, and courthouses.</p> <p>Districts Allowed by Right: B-1 B-2 B-3</p> <p>Districts Allowed as a Conditional Use:M-4</p> <p>Parking Requirements: 1 space for each 300 square feet of gross floor area</p> <p>Supplemental Standards:</p>
11.02 Animal shelter	<p>Description: A place where stray or unwanted household pets are temporarily housed.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use:A-1</p> <p>Parking Requirements: 1 space for each 600 square feet of gross floor area; plus 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>

11.03 Cemetery	<p>Description: A place where human remains may be buried or interred. Accessory uses may include columbariums, mausoleums, crematories, and mortuaries when operated in conjunction with and within the boundaries of such area. The sale of cemetery merchandise, including monuments, markers, nameplates, vases and urns, and any services that are associated with supplying or delivering those goods or with the burial of human remains is allowed when accessory to the principal use.</p> <p>Districts Allowed by Right: WHD</p> <p>Districts Allowed as a Conditional Use:I-1</p> <p>Parking Requirements: 1 space for each 3 patron seats at the maximum capacity for a funeral home; plus 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>
11.04 Community center	<p>Description: A place where short-term and intermittent meetings or gatherings of individuals are held for purposes of sharing information, entertainment, social service, or similar activities. The term includes senior centers; neighborhood recreational centers; fraternal, social, or civic clubs; lodges; and union halls.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each 250 square feet of gross floor area or 1 space for each 4 patrons at design capacity, whichever is greater; plus 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>
11.05 Golf course (NEW)	<p>Description: A place where individuals, for a fee or other consideration, play golf outdoors. This use may include one or more buildings and other structures directly related to the operation of this use, such as an office, game room with snack bar, and buildings for housing maintenance equipment, supplies, and related materials.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 36 spaces for each 9 holes of golf; plus 1 space for each employee on the largest work shift. If a tavern or restaurant is also part of the golf course facility, the parking requirements of such use shall be 50 percent of the requirement.</p> <p>Supplemental Standards:</p>
11.06 Health care clinic	<p>Description: A place where medical services are offered and patients do not stay overnight. The term includes dental clinics, medical offices, chiropractic offices, acupuncture centers, and sports medicine facilities. The term does not include those uses as classified as a health care center.</p> <p>Districts Allowed by Right: I-1 B-1 B-2 B-3</p> <p>Districts Allowed as a Conditional Use:M-4</p> <p>Parking Requirements: 1 space for each examination room or equivalent; plus 1 space for each 300 square feet of gross floor area not devoted to examinations</p> <p>Supplemental Standards:</p>
11.07 Hospital	<p>Description: A place where medical treatment, or nursing, rehabilitative, or preventative care is offered. The term includes ambulatory surgical facilities, hospitals, kidney treatment centers, long-term care facilities, medical assistance facilities, mental health centers, outpatient facilities, public health centers, and rehabilitation facilities.</p> <p>Districts Allowed by Right: I-1</p> <p>Districts Allowed as a Conditional Use:M-4</p> <p>Parking Requirements: 1 space for each 3 patient beds; plus 1 space for each employee on the largest work shift; plus 1 space for each doctor on the largest work shift</p> <p>Supplemental Standards:</p>
11.08 Indoor recreation	<p>Description: A place where recreational activities are offered within an enclosed building. The term includes bowling alleys, skating rinks, billiard and pool halls, and arcades.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each 3 patron seats; plus 1 for each employee on the largest work shift</p> <p>Supplemental Standards:</p>

11.09 Library, museum, and art gallery	<p>Description: A place where people may gather for studying, reading, personal education, or viewing the visual arts. The term includes libraries, museums, art galleries, and observatories. The term does not include performing arts. (v. 1.0) (also known as community cultural facility)</p> <p>Districts Allowed by Right: I-1</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each 3 seats</p> <p>Supplemental Standards: No special standards apply to this use.</p>
11.10 Municipal garage	<p>Description: A place where a municipal government maintains administrative offices, equipment, and supplies necessary for maintaining public roadways, parks, and other types of public facilities.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: I-1</p> <p>Parking Requirements: 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>
11.11 Park	<p>Description: A place set aside for active and passive recreation and leisure facilities and activities. Examples of features in a park include playgrounds, pavilions, community recreation centers, picnic areas with shelters, multi-purpose trails, ball and racquet fields and courts, swimming pools and beaches, boat launches, sledding hills, and ice-skating. A park may be operated by a public entity for the benefit of the general public or by a homeowners association for the benefit of its members.</p> <p>Districts Allowed by Right: RS-1B RS-2 P-1 F-1 WHD RS-1A</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each 3 patrons at the peak use period</p> <p>Supplemental Standards:</p>
11.12 Public safety facility	<p>Description: A place where public safety services are offered. The term includes ambulance services, fire stations, police stations, and jails. The term does not include correctional facilities.</p> <p>Districts Allowed by Right: I-1 WHD</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each 500 gross square feet of office area; 1 space for each employee on the largest work shift; plus 1 space for each vehicle normally parked on the premises</p> <p>Supplemental Standards:</p>
11.13 Recreation trail	<p>Description: A linear path, not otherwise part of a public park, that is dedicated to a single recreational use or multiple uses. Examples include hiking trails, bike trails, cross-country ski trails, and horse trails.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: On-site parking is not required</p> <p>Supplemental Standards:</p>
11.14 School, K-12	<p>Description: A place where primary and secondary educational opportunities are offered. The term includes preschools, elementary schools, junior high schools, and high schools.</p> <p>Districts Allowed by Right: I-1 WHD</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 0.5 spaces for each student during the largest class attendance period; plus 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>
11.15 School, post-secondary	<p>Description: A place where post-secondary educational opportunities are offered. The term includes colleges, universities, community colleges, and vocational schools.</p> <p>Districts Allowed by Right: I-1 WHD</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 0.5 space for each (K-8) classroom; 1 space for each 8 students (grades 9-12) at design capacity; plus 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>

11.16 Worship facility **Description:** A place where people can regularly assemble for religious worship and associated activities and which is operated by an entity with tax-exempt status. The term includes sanctuaries, chapels, cathedrals, churches, synagogues, and temples and other onsite accessory buildings such as parsonages, friaries, convents, fellowship halls, and rectories. The term does not include day care centers, community recreation facilities, dormitories, private educational facilities, emergency shelters, and health care facilities.

Districts Allowed by Right: I-1
Districts Allowed as a Conditional Use: B-3
Parking Requirements: 1 space for each 4 patrons at design capacity; plus 1 space for each employee on the largest work shift
Supplemental Standards:

12 Telecommunications and Utilities

12.01 Public utility office and yard **Description:** A place where a public or private entity maintains administrative offices, equipment, and supplies necessary for maintaining the infrastructure it provides.

Districts Allowed by Right: I-1
Districts Allowed as a Conditional Use: none
Parking Requirements: 1 space for each employee on the largest work shift
Supplemental Standards:

12.02 Radio broadcasting facility **Description:** A free-standing tower with or without an equipment compound and other structures that is intended for the regular provision of a commercial or noncommercial service involving the transmission, emission, or reception of radio waves for the transmission of sound or images in which the transmissions are intended for direct reception by the general public.

Note: This definition is based on provisions in s. 66.0406, Wis. Stats.
Districts Allowed by Right: B-2
Districts Allowed as a Conditional Use: M-4
Parking Requirements: 1 space for each employee on the largest work shift
Supplemental Standards:

12.03 Stormwater management facility **Description:** A natural or manmade feature that collects, conveys, channels, holds, inhibits, or diverts the movement of stormwater.

Districts Allowed by Right: Rd-2
Districts Allowed as a Conditional Use: RS-1B
Parking Requirements: On-site parking is not required
Supplemental Standards: Stormwater management facilities may be located in open space areas or outlots approved by the Village provided all points of discharge are located not less than 50 feet from the perimeter boundary of the property subject to the subdivision plat or certified survey map.

12.04 Telecommunication collocation (class 1) (NEW) **Description:** The placement of a new mobile service facility on an existing support structure which constitutes a substantial modification.

Note: This definition is based on the corresponding definition in s. 66.0404, Wis. Stats.
Districts Allowed by Right: none
Districts Allowed as a Conditional Use: none
Parking Requirements: No additional parking is required if there is 1 space for an existing tower
Supplemental Standards:

12.05 Telecommunication collocation (class 2) (NEW) **Description:** The placement of a new mobile service facility on an existing support structure which does not constitute a substantial modification.

Note: This definition is based on the corresponding definition in s. 66.0404, Wis. Stats.
Districts Allowed by Right: none
Districts Allowed as a Conditional Use: none
Parking Requirements: No additional parking is required if there is 1 space for an existing tower
Supplemental Standards:

12.06 Telecommunication tower **Description:** A free-standing tower with or without an equipment compound that is intended for the placement of one or more mobile service facilities.

Note: This definition is based on the corresponding definition in s. 66.0404, Wis. Stats.
Districts Allowed by Right: none
Districts Allowed as a Conditional Use: I-1 B-4 B-3
Parking Requirements: 1 space
Supplemental Standards:

12.07 Utility installation, major
Description: A place, building and/or structure, or portion thereof, whether public or private, used or is intended for providing basic infrastructure or utility services and which could potentially have a moderate to high impact on neighboring property. The term includes pipeline pumping stations, sewage treatment plants, electric substations, water towers, electric transmission lines with a design capacity of 110kV or more, and underground pipelines.
Districts Allowed by Right: none
Districts Allowed as a Conditional Use: I-1
Parking Requirements: 1 space for each on-site employee on the largest work shift
Supplemental Standards:

13 Transportation

13.01 Bus storage facility (NEW)
Description: A place where buses are parked when not in use and may include administrative offices and a building for the storage, care, and maintenance of buses in the fleet.
Districts Allowed by Right: none
Districts Allowed as a Conditional Use: none
Parking Requirements: 1 space for each employee on the largest work shift
Supplemental Standards:

13.02 Bus terminal
Description: A place where passengers can board mass transit. This use may include facilities for ticket sales and accessory food service areas primarily intended for passengers.
Districts Allowed by Right: B-4
Districts Allowed as a Conditional Use: I-1 M-4
Parking Requirements: 1 space for each 100 square feet of gross floor area devoted to a passenger waiting area; plus 1 space for each 300 square feet of gross floor area devoted to offices
Supplemental Standards:

13.03 Off-site parking lot
Description: A place where motor vehicles associated with an off-site use may be parked for a short duration. It may be available to the public or reserved to accommodate parking for a specific purpose.
Districts Allowed by Right: none
Districts Allowed as a Conditional Use: none
Parking Requirements: On-site parking is not required
Supplemental Standards:

13.04 Park and ride lot
Description: A designated place where people can park their motor vehicles for a short duration to board public transportation or to carpool or vanpool.
Districts Allowed by Right: none
Districts Allowed as a Conditional Use: I-1
Parking Requirements: On-site parking is not required
Supplemental Standards:

13.05 Railroad
Description: A linear strip of land with rail tracks and auxiliary facilities for track operation such as signal bungalows. The term does not include passenger stations, freight terminals, loading platforms, train sheds, warehouses, car or locomotive maintenance shops, and switchyards.
Districts Allowed by Right: none
Districts Allowed as a Conditional Use: none
Parking Requirements: On-site parking is not required
Supplemental Standards:

13.06 Truck terminal
Description: A place where goods primarily carried by motor transport are received and temporarily stored until transferred to another truck for delivery and/or a place where a company stores its fleet of trucks. This use may include the following provided they are individually and collectively incidental and subordinate: repair, washing, refueling, and maintenance facilities for trucks using the terminal; administrative offices for the terminal; and rest facilities for truck drivers using the terminal.
Districts Allowed by Right: none
Districts Allowed as a Conditional Use: none
Parking Requirements: 1 space for each 300 square feet of display area; plus 1 space for each employee on the largest work shift
Supplemental Standards:

14 Storage and Warehousing

14.01 Bulk fuel storage	<p>Description: A place where liquid or compressed fuel products may be stored in bulk.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>
14.02 Farm building for non-farm storage	<p>Description: A building once used for agricultural purposes in which motor vehicles, construction equipment and vehicles, recreational vehicles, boats, and other related items not owned by the property owner may be stored, with or without a fee. Minor repair and maintenance of those objects in storage is permitted, provided such activity is for noncommercial purposes.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use:RS-1B RS-1A</p> <p>Parking Requirements: 1 space for each 1,000 square feet of gross floor area, but not less than 1</p> <p>Supplemental Standards:</p>
14.03 Personal storage facility	<p>Description: A place where individual storage units are offered for rent, lease, sale, or other arrangement. The term includes a tract of land used to store motor vehicles and watercraft.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use:M-4</p> <p>Parking Requirements: 1 space for each 50 rental units when an office is provided; plus 1 space for each employee on the largest work shift</p> <p>Supplemental Standards: comment - only if doors are internal to the building.</p>
14.04 Recreational vehicle and boat storage (NEW)	<p>Description: An outdoor area where watercraft and recreational vehicles may be kept during the off season or while not in use. Owners/operators may conduct minor repairs and maintenance on their watercraft or recreational vehicles while kept in storage.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use:A-2</p> <p>Parking Requirements: 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>
14.05 Warehouse	<p>Description: A place where goods, merchandise, and other materials are temporarily stored for eventual shipment. The term includes moving and storage facilities. The term does not include bulk fuel storage.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use:B-3</p> <p>Parking Requirements: 1 space for each 300 square feet of display area; plus 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>
15 Industrial and Manufacturing	
15.01 Artisan shop (NEW)	<p>Description: A place where handmade craft items or works of art are made on a small-scale and offered for retail sale. Examples of such items include paintings, textiles, weaving, photography, sculptures, pottery, leather products, handmade paper, jewelry, hand-blown glass, small wooden items, candles, soaps, and lotions.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each 300 square feet of display area; plus 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>
15.02 Contractor yard	<p>Description: A place where a contractor or builder may establish a base of operation, which may include one or more of the following: office space; indoor and outdoor storage of construction materials, equipment, and machinery, such as trucks and heavy equipment; and shops for the repair of machinery and equipment owned by the operator.</p> <p>Districts Allowed by Right: M-2</p> <p>Districts Allowed as a Conditional Use:B-3</p> <p>Parking Requirements: 1 space for each employee working on site; plus 1 space for each fleet vehicle parked on site</p> <p>Supplemental Standards: When located in the M-2 zoning district, this use shall occur within an enclosed building, except outdoor storage areas are allowed when adequately screened and landscaped.</p>

15.03 Manufacturing	<p>Description: A place where products or goods are produced within an enclosed building and any smoke, dust, noise, or odor related to such activities are confined within the building. This use may include administrative offices and storage of raw materials and finished goods as a subordinate use. The term includes a tool and die maker, furniture production, metal fabrication, apparel manufacturing, printing, and publishing.</p> <p>Districts Allowed by Right: M-2 M-4</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each employee on the largest work shift; plus 1 space for each fleet vehicle parked on site</p> <p>Supplemental Standards: Outdoor storage of materials are permitted provided such areas are screened.</p>
15.04 Meat processing	<p>Description: The term includes slaughtering, meat packing, sausage processing and the processing of other prepared meats; poultry and game dressing and packing; and locker plants.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use:B-3</p> <p>Parking Requirements: 1.5 spaces for each employee</p> <p>Supplemental Standards: All activities related to this use are conducted within an enclosed building.</p>
16 Accessory Use	
16.01 Foster home and treatment foster home (accessory) (NEW)	<p>Description: A facility licensed by the state for the care of foster children and which is operated by a foster parent who lives with the children.</p> <p>Note: See s. 48.62, Wis. Stats. A foster home and treatment foster home can either be a principal use or an accessory use. If the operator lives in the residence with the children, it is considered an accessory use.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: On-site parking is not required</p> <p>Supplemental Standards:</p>
16.02 Adult family home (accessory) (NEW)	<p>Description: A private residence licensed by the state under s. 50.032 (1m), Wis. Stats.</p> <p>Note: An adult family home can either be a principal use or an accessory use. If the operator lives in the residence with the adults, it is considered an accessory use.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: On-site parking is not required</p> <p>Supplemental Standards:</p>
16.03 Backup generator	<p>Description: A device used to generate electric power for the uses on the premises during an emergency.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: On-site parking is not required</p> <p>Supplemental Standards:</p>
16.04 Bed and breakfast	<p>Description: A single-family residence that offers overnight accommodations for a daily charge and that also serves as a primary residence of the operator or owner.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use:WHD</p> <p>Parking Requirements: 1 space for each guest room</p> <p>Supplemental Standards:</p>
16.05 Boat dock (NEW)	<p>Description: A pier or wharf.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: No parking is required for this use.</p> <p>Supplemental Standards:</p>
16.06 Boathouse	<p>Description: A building placed above or near a waterbody that is used for the noncommercial storage of one or more watercraft and related equipment.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: On-site parking is not required</p> <p>Supplemental Standards:</p>

16.07 Drive-up service window	<p>Description: An opening in a building through which patrons are served while remaining in a motor vehicle.</p> <p>Districts Allowed by Right: B-4</p> <p>Districts Allowed as a Conditional Use:M-4</p> <p>Parking Requirements: On-site parking is not required</p> <p>Supplemental Standards:</p>
16.08 Family day care home	<p>Description: A private residence licensed as a day care center by the state where care is provided for 4 to 8 children.</p> <p>Note: See s. 66.1017, Wis. Stats. A group day care (9 or more children) is considered a principal use and is therefore listed as a special care facility (4.0 series).</p> <p>Districts Allowed by Right: RS-1B RS-2 RS-4 UC RS-1A</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: On-site parking is not required</p> <p>Supplemental Standards:</p>
16.09 Firewood storage (NEW)	<p>Description: Storage of firewood for use on the premises.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: On-site parking is not required</p> <p>Supplemental Standards:</p>
16.10 Garage, nonresidential	<p>Description: A building intended to house motor vehicles, yard equipment, and/or items related to the principal use of the premises.</p> <p>Districts Allowed by Right: M-2 B-1 B-2 B-3 M-1 M-3 M-4</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: On-site parking is not required</p> <p>Supplemental Standards:</p>
16.11 Garage, residential	<p>Description: An attached or detached building for the storage of household items and motor vehicles.</p> <p>Districts Allowed by Right: RS-1 RS-1B RS-4 UC WHD Rd-2 RS-1R</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: On-site parking is not required</p> <p>Supplemental Standards: In the Rs-1A district, the garage is not to exceed 30 percent of the living area of the residence.</p>
16.12 Home occupation, major	<p>Description: An occupation, profession, enterprise, or similar commercial activity that is conducted by a person residing on the premises, and which may have the potential for noticeable and negative impact on the residential or agricultural character of the subject property and the surrounding properties.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use:A-2 RS-1 RS-1B RS-2 A-1 UC RS-1A Rd-2 RS-1R</p> <p>Parking Requirements: Determined on a case-by-case basis</p> <p>Supplemental Standards: (1) Activities associated with a home occupation shall be conducted entirely within the residential dwelling and/or in an enclosed accessory building or structure;</p> <p>(2) The display, storage or parking of materials, goods, supplies, or equipment outside of the dwelling is permitted in an enclosed accessory building, or in the side or rear yard of the subject property provided the yard area used for such display, storage or parking is completely screened from view from all public streets and adjacent property through the use of natural landscaping materials, or, a combination of natural landscaping and other manmade or fabricated screening materials, e.g., fencing, etc.; and</p> <p>(3) The number of part-time or full-time nonresident employees working upon the premises for which a home occupation permit has been granted shall not exceed five employees at the same time.</p>

16.13 Home occupation, minor	<p>Description: An occupation, profession, enterprise, or similar commercial activity that is conducted by a person residing on the premises, and which by their nature, appearance, and inherent operational activities and characteristics, are compatible in a residential setting.</p> <p>Districts Allowed by Right: A-2 RS-1 RS-1B RS-2 RS-4 A-1 RS-1A Rd-2 RS-1R</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: On-site parking is not required (VERIFY)</p> <p>Supplemental Standards: (1) Activities associated with a home occupation shall be conducted entirely within a residential dwelling (including an attached garage, or one detached garage when no attached garage exists);</p> <p>(2) The display, storage or parking of materials, goods, supplies or equipment outside of the dwelling or within an accessory building (excluding an attached garage) is prohibited; and</p> <p>(3) The number of part-time or full-time nonresident employees working upon the residential property for which a home occupation permit has been granted shall not exceed two employees at the same time.</p>
16.14 Household livestock on existing farmsteads, 10 or more acres	<p>Description: Need definition</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use:RS-1B RS-1A</p> <p>Parking Requirements: On-site parking is not required</p> <p>Supplemental Standards: (a) The livestock are kept in appropriate barns or stable facilities.</p>
16.15 Household livestock, 4 -10 acres	<p>Description: A place with 4 or more acres, but less than 10, where livestock are kept for family enjoyment or consumption (i.e., no sales).</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use:RS-1 UC RS-1A</p> <p>Parking Requirements: On-site parking is not required</p> <p>Supplemental Standards:</p> <p>(a) Minimum lot size. The minimum lot size for household livestock is 4 acres.</p> <p>(b) Number of animals. The number of animals shall not exceed one livestock unit per whole net acre, where one unit is equal to one cow or steer, one horse or llama, two pigs or hogs, two sheep or goats, two ostrich or emu, or five poultry.</p> <p>(c) Housing of livestock. Livestock must be kept in appropriate barns or stable facilities.</p>
16.16 Outdoor food and beverage service (NEW)	<p>Description: An outdoor area with tables and chairs located on the same lot as a brewpub, restaurant, or tavern where customers can consume food and drink.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each 3 patron seats or 1 space for each 300 square feet of area devoted to patron service, whichever is greater</p> <p>Supplemental Standards:</p>
16.17 Play structure (NEW)	<p>Description: A playhouse and recreational equipment, such as swings, slides, and jungle gyms, normally found in a residential setting or with a group day care center.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: On-site parking is not required</p> <p>Supplemental Standards:</p>
16.18 Pond (NEW)	<p>Description: A manmade body of water with a surface area observed or recorded within the last ten years of at least 5,000 square feet that is not otherwise required to meet stormwater requirements of a development project.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: On-site parking is not required</p> <p>Supplemental Standards:</p>

16.19 Private kennel	<p>Description: A place where no more than 2 adult dogs or other cats more than five months of age per one acre are kept for the occupant's private, non-commercial purposes. (verify)</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: On-site parking is not required</p> <p>Supplemental Standards:</p>
16.20 Roadside stand, major	<p>Description: A structure with a floor area greater than 150 square feet where vegetables, fruits, flowers, nursery stock, other selected farm or agricultural products, antiques, crafts, and similar items when both farm and nonfarm products are available for retail sale.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use:A-2 RS-1 A-1</p> <p>Parking Requirements: Determined on a case-by-case basis</p> <p>Supplemental Standards:</p>
16.21 Roadside stand, minor	<p>Description: A structure with a floor area of not more than 150 square feet where farm products produced on the premises are sold at retail.</p> <p>Districts Allowed by Right: A-1</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 2 spaces</p> <p>Supplemental Standards:</p>
16.22 Sales incidental to industrial use (NEW)	<p>Description: A place where items manufactured on site are offered for sale as a subordinate use to the manufacturing operation.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each 300 square feet of gross floor area</p> <p>Supplemental Standards:</p>
16.23 Solar energy system, building-mounted (NEW)	<p>Description: An installation that is mounted on a building and uses sunlight to produce electricity or provide heat or hot water to a building.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: On-site parking is not required</p> <p>Supplemental Standards:</p>
16.24 Solar energy system, ground-mounted (NEW)	<p>Description: An installation that is mounted on the ground and uses sunlight to produce electricity or provide heat or hot water to a building.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: On-site parking is not required</p> <p>Supplemental Standards:</p>
16.25 Swimming pool	<p>Description: Forthcoming</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: On-site parking is not required</p> <p>Supplemental Standards:</p>
16.26 Work/live dwelling unit	<p>Description: A dwelling unit located in a building also housing a business. The work/live dwelling unit is an accessory use to the business and its use is limited to the business operator or a household that includes the business operator.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 2 spaces for the residential use</p> <p>Supplemental Standards:</p>
16.27 Yard shed	<p>Description: An accessory building designed to store yard furniture and tools, equipment, and supplies normally associated with lawn and garden care.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use:RS-1</p> <p>Parking Requirements: On-site parking is not required</p> <p>Supplemental Standards: (a) In the UC, Rs-1B district the floor area shall not exceed 180 square feet. (b) The floor area shall not exceed 600 square feet.</p>

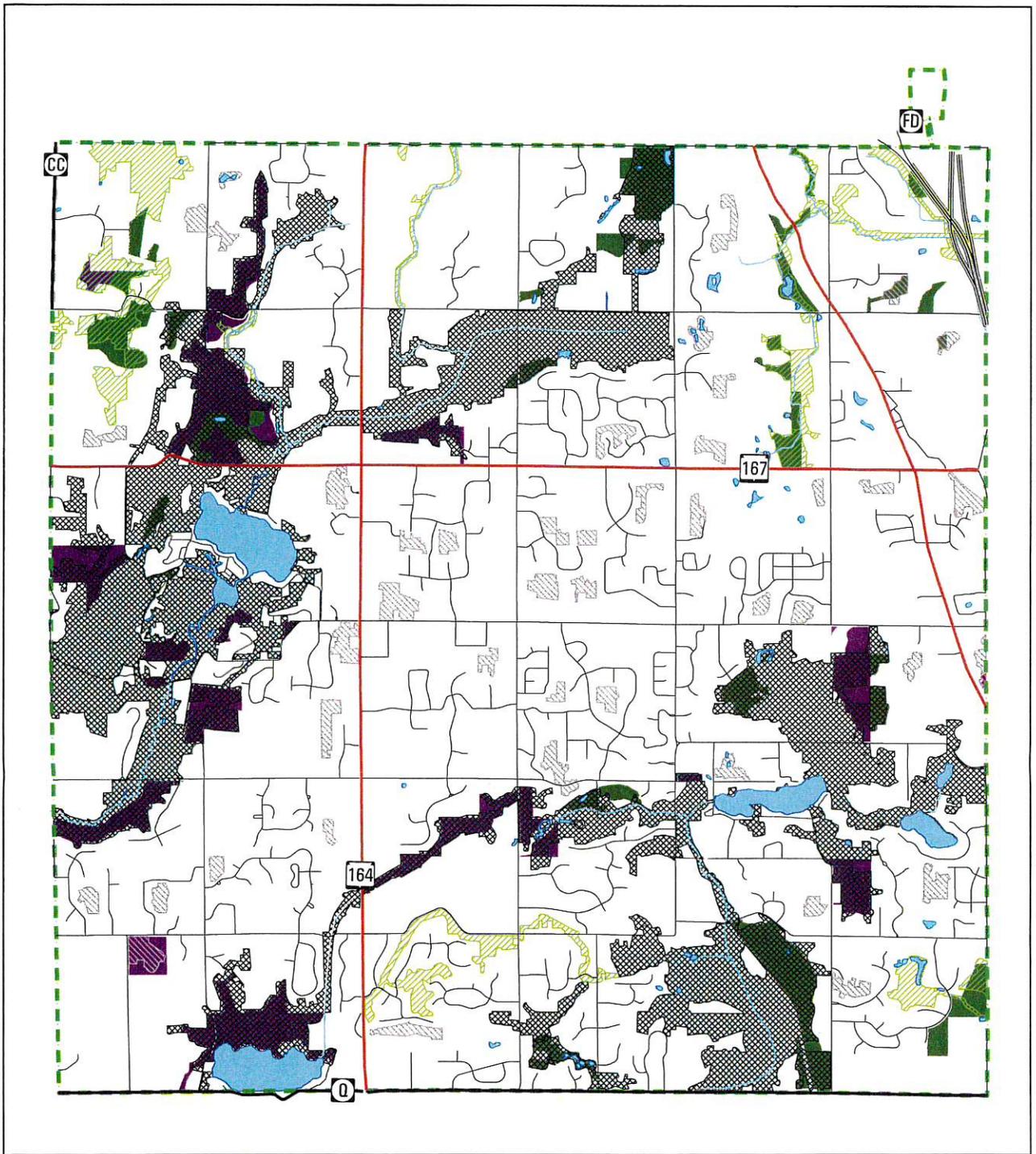
17 Temporary Use

17.01 Farmers market (NEW)	<p>Description: A place where agricultural producers gather on a regular basis to offer their agricultural products directly to retail consumers.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1.5 space for each vendor space when sufficient on street parking is not available</p> <p>Supplemental Standards:</p>
17.02 Nonmetallic mine, limited	<p>Description: A place where nonmetallic minerals (e.g., rock, slate, gravel, sand, topsoil, peat) are removed from the ground by any method for use on-site or off-site for no more than 5 years. Activities include excavating and transporting nonmetallic minerals, stockpiling of nonmetallic minerals, blending of nonmetallic minerals, blasting, grading, crushing, screening, scalping, and dewatering.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: A-2 RS-1 RS-1B RS-2 RS-3 RS-4 I-1 P-1 M-2 A-1 F-1 UC WHD RS-1A B-4 B-1 B-2 B-3 M-1 M-3 M-4 M-5 LC Rd-2 RS-1R</p> <p>Parking Requirements: 1 space for each employee on the largest work shift</p> <p>Supplemental Standards: (a) This use is limited to parcels of less than 20 acres in size. See section 70.241(E)(4) for additional details.</p>
17.03 Off-site construction yard (NEW)	<p>Description: A place where construction materials and equipment may be stored, prepped, or staged for an off-site construction project (e.g., highway reconstruction project or construction of an electric transmission line or pipeline).</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each employee on the largest work shift; plus 1 space for each fleet vehicle parked on site</p> <p>Supplemental Standards:</p>
17.04 Party tent (NEW)	<p>Description: A nonpermanent tent that is associated with a temporary event that is permitted under this code.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: On-site parking is not required</p> <p>Supplemental Standards:</p>
17.05 Portable storage container (NEW)	<p>Description: An enclosed metal container that is used to temporarily store household items and similar goods.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: On-site parking is not required</p> <p>Supplemental Standards:</p>
17.06 Seasonal product sales	<p>Description: An outdoor area where merchandise typically associated with a seasonal holiday or festival is displayed and offered for sale at retail immediately before the event. Examples of such merchandise include Christmas trees and wreaths for Christmas and pumpkins for Halloween.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: Determined on a case-by-case basis</p> <p>Supplemental Standards:</p>
17.07 Yard sale (rummage sale)	<p>Description: A temporary event where used household items are offered for sale.</p> <p>Note: Also known as garage sales or rummage sales.</p> <p>Districts Allowed by Right: A-2 RS-1 RS-1B RS-2 RS-3 RS-4 I-1 P-1 M-2 A-1 F-1 UC WHD RS-1A B-4 B-1 B-2 B-3 M-1 M-3 M-4 M-5 LC Rd-2 RS-1R</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: On-site parking is not required</p> <p>Supplemental Standards: Yard sales may not exceed 4 consecutive days and occur more than 6 times per year.</p>

18 Deleted

18.01 Airport	<p>Description: A private-use airport where airplanes, ultralights, helicopters, or similar aircraft may land and takeoff. This use may also include facilities for the housing and maintenance of the same.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use:I-1 A-1</p> <p>Parking Requirements: Determined on a case-by-case basis</p> <p>Supplemental Standards: The site must be at least 20 acres.</p>
18.02 Batching plant with a nonmetallic mine	<p>Description: An installation of equipment, including batchers and mixers, used to produce wet concrete and/or asphaltic concrete. The equipment can be stationary or mobile.</p> <p>Districts Allowed by Right: M-5</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>
18.03 Community garden (NEW)	<p>Description: A place where a group of unrelated individuals grow vegetables, fruits, and flowers for their personal use. A community garden can be divided into individual plots of land for the exclusive use of the person assigned each plot, or the entire garden may be a cooperative effort of any number of people, or a combination thereof.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each 10,000 square feet of land available for production</p> <p>Supplemental Standards:</p>
18.04 Community living arrangement, 16 or more residents	<p>Description: Any one of the following with 16 or more residents (1) a residential care center for children and youth as defined in s. 48.02(15d), Wis. Stats., operated by a child welfare agency licensed under s. 48.60, Wis. Stats.; (2) a group home for children as defined in s. 48.02(7), Wis. Stats.; and (3) a community-based residential facility as defined in s. 50.01(g), Wis. Stats. The term does not include adult family homes, as defined in s. 50.01, Wis. Stats.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space per each 3 residents</p> <p>Supplemental Standards:</p>
18.05 Composting facility (NEW)	<p>Description: A place where vegetation (but not food wastes) may be collected and composted. The term includes the storage and manipulation of materials prior to, during, and following composting.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>
18.06 Electric generation plant (KEEP ?)	<p>Description:</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use:I-1</p> <p>Parking Requirements: 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>
18.07 Historic and monument sites	<p>Description: A place having historical significance as recognized by the Village Board. (NEW description)</p> <p>Districts Allowed by Right: P-1</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space per 200 square feet of gross floor area</p> <p>Supplemental Standards:</p>
18.08 Landfill	<p>Description: A place where solid waste from municipal and/or industrial sources may be permanently buried consistent with environmental protection standards. Typically, the solid waste is spread in layers, compacted, and covered with a fresh layer of earth materials each day. The term does not include land application units, surface impoundments, injection wells, or waste piles.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use:M-3</p> <p>Parking Requirements: 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>

18.09 Recycling center (NEW)	<p>Description: A place where recoverable materials, which have been removed from the waste stream, may be stored prior to shipment to others who use those materials to manufacture new products. Typical recoverable materials include glass, paper, metal, and plastic. The term does not include salvage yard.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>
18.10 Restaurant (generic term)	<p>Description: A place where food and beverages are offered for retail sale for on-site or off-site consumption, and where the on-site consumption of fermented malt beverages, wine, or liquor, if any, is clearly secondary and subordinate to the sale of food and nonalcoholic beverages. A restaurant may also prepare food as part of a catering business. The term does not include a grocery store with a food service section.</p> <p>Districts Allowed by Right: B-4</p> <p>Districts Allowed as a Conditional Use:B-2 M-4</p> <p>Parking Requirements: 1 space for each 100 square feet of gross floor area</p> <p>Supplemental Standards:</p>
18.11 Solar power plant (NEW)	<p>Description: A utility-scale commercial facility that converts sunlight into electricity with the primary purpose of wholesale or retail sales of generated electricity.</p> <p>Note: See the 17 series for accessory uses.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>
18.12 Solid waste transfer station (NEW)	<p>Description: A place where solid waste may be temporarily stored prior to transport to a processing plant or to final disposal.</p> <p>Districts Allowed by Right: none</p> <p>Districts Allowed as a Conditional Use: none</p> <p>Parking Requirements: 1 space for each employee on the largest work shift</p> <p>Supplemental Standards:</p>



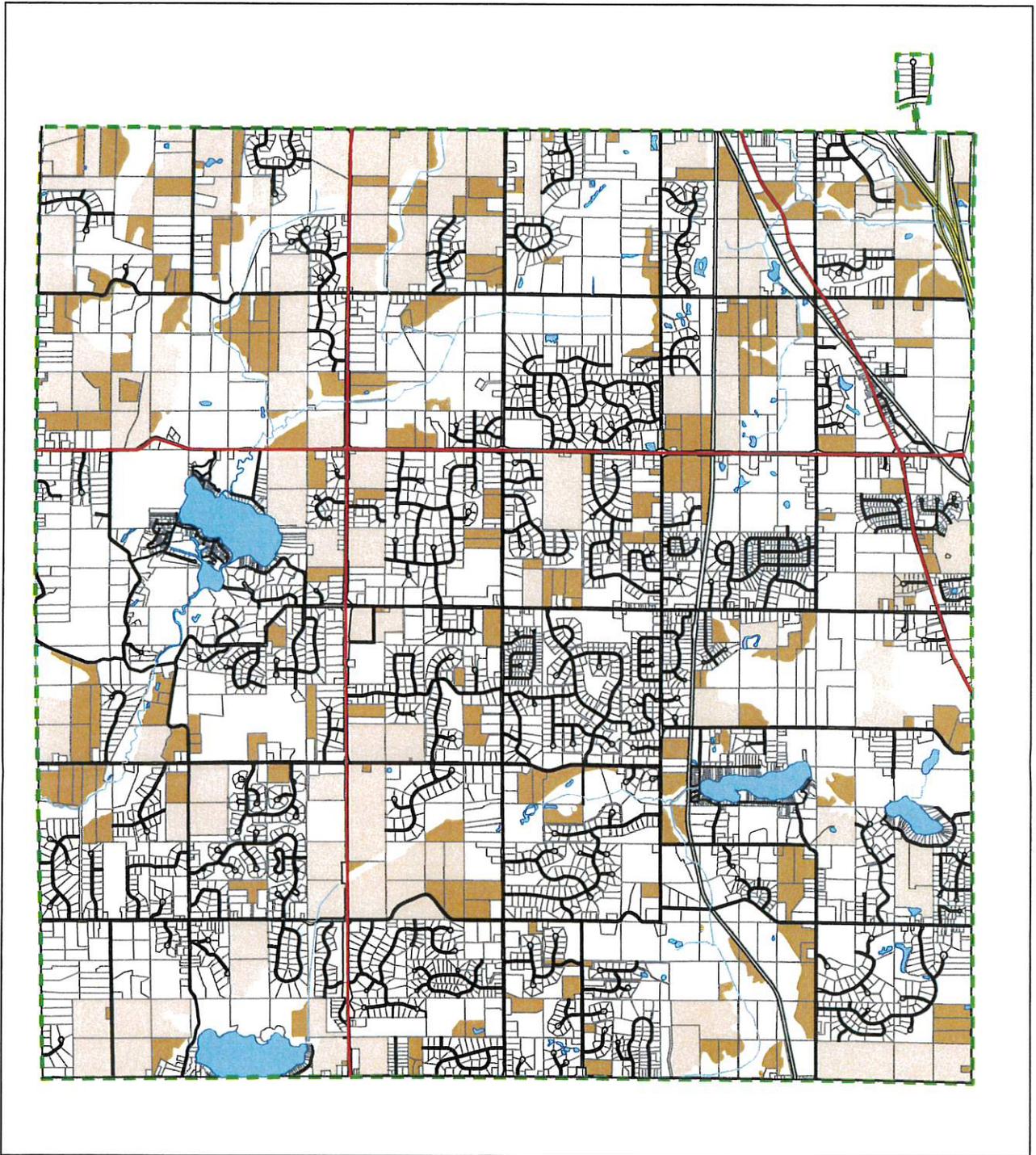
Village of Richfield

Legend

- | | |
|--|---|
|  LC Lowland Conservancy |  Interstate/US Highway |
|  UC Upland Conservancy |  State Highway |
|  Primary Environmental Corridor |  County Highway |
|  Secondary Environmental Corridor |  Village Roads |
|  Isolated Natural Resource Area | |
|  Surface Water | |
|  Village Boundary | |

Work Map 2 (2)
 U-C and L-C Districts
 with 2010 SEWRPC
 Environmental Corridor Overlay





Village of Richfield



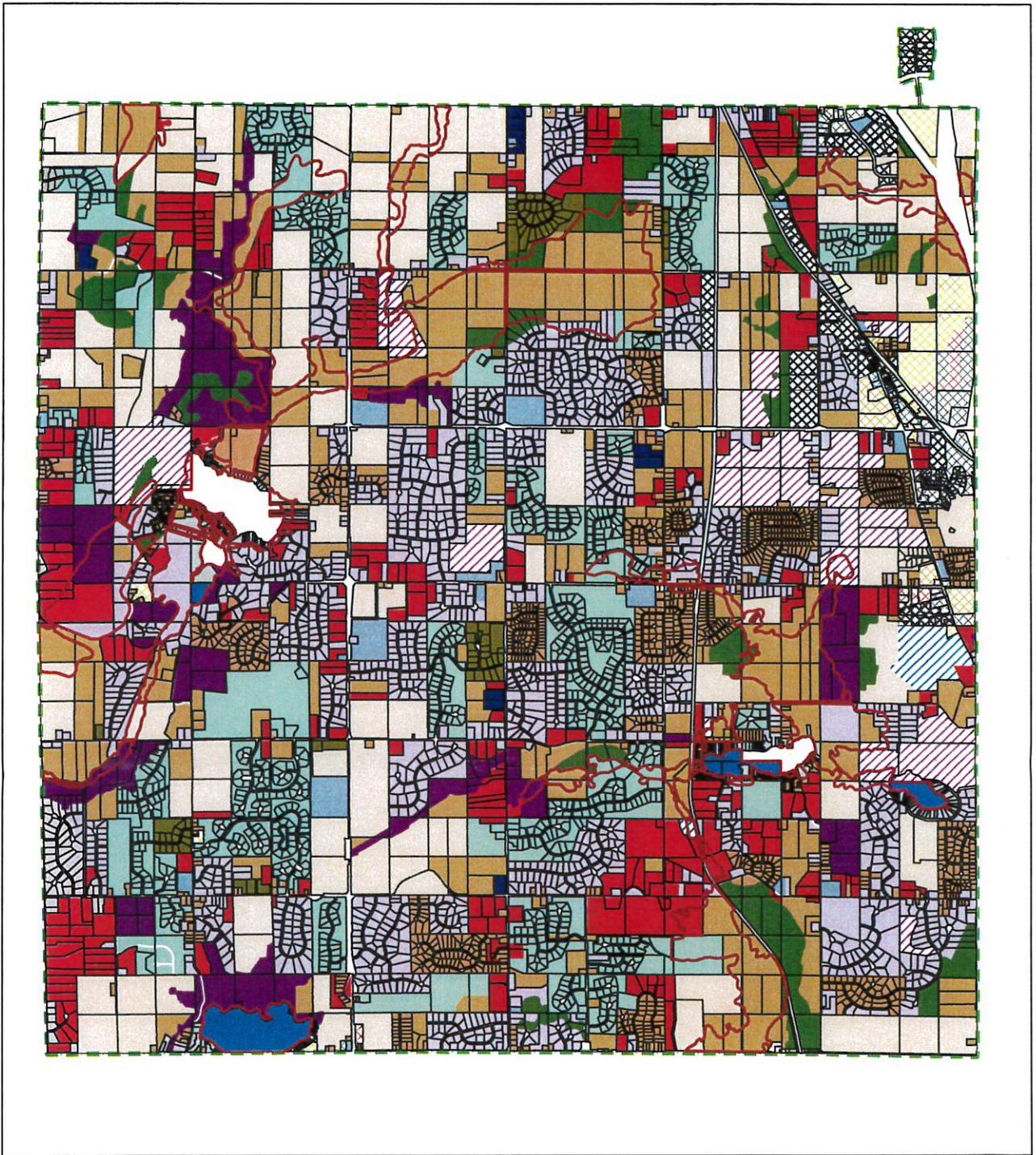
Legend

- | | |
|--|---|
|  A-3 Agriculture |  Interstate/US Highway |
|  RR Rural Residential |  State Highway |
|  Surface Water |  County Highway |
|  Village Boundary |  Village Roads |
| |  Railroad_Centerlines |

Work Maps 3 (2) and 5 (2)

- A-1 and A-2 greater than 20 acres to A-3
- A-1 and A-2 less than 20 acres to RR





Village of Richfield



Legend

F1 Original Floodplain	B-5 Downtown Business	RS-3 Single-Family Residential
A-3 Agriculture	NAC Neighborhood Activity Center	RS-4 Single-Family Residential
LC Lowland Conservancy	WHD Walkable Hamlet	RD-1 Two-Family Cluster/Open Space Residential
UC Upland Conservancy	RR Rural Residential	M-5 Extractive
F-1 Floodplain	RS-1 Country Estate	I-? Institutional
B-1 Neighborhood Business	RS-1A Single-Family Residential and Rural Preservation	I-1 Light Industry
B-2 Community Business	RS-1B Single-Family Cluster/Open Space Residential	I-2 General Industry
B-3 General Business	RS-1R Country Estate - Remnant Parcel	P-1 Park and Recreation
B-4 Highway Business	RS-2 Single-Family Residential	Village Boundary

Work Map 1 Floodplain to Overlay



Updated June 6, 2017