

CHAPTER 2
ZONING DISTRICTS
(PERMITTED USES AND DENSITY)

Part 1: Establishment of Districts

Sec. 13-2-1 Establishment of Districts.

(a) **Districts.** For the purpose of this Chapter, present and future, provision is hereby made for the division of the City of Onalaska into the following seventeen (17) basic zoning districts:

- (1) R-1: Single-Family Residential District
- (2) R-160: Special Single-Family Residential District.
- (3) R-2: Single-Family and/or Duplex Residential District.
- (4) R-4: Multi-Family Residential District
- (5) R-MMH: Manufactured and Mobile Home District
- (6) TMD: Traditional/Mixed Neighborhood District
- (7) T-C: Transitional Commercial/Business District
- (8) B-1: Neighborhood Business District
- (9) B-2: Community Business District
- (10) M-1: Light Industrial District
- (11) M-2: Industrial District
- (12) M-3: Heavy Industrial District
- (13) A-1: Agricultural District
- (14) P-1: Public and Semi-Public District
- (15) FW: Floodway District
- (16) FF: Flood Fringe District
- (17) GDP: General Floodplain District

(b) **Special Districts.** In addition to the seventeen (17) basic zoning districts above, there are also six (6) Special Overlay Districts that are discussed in the detail in Chapter 3 of this Section. These Special Overlay Districts are as follows:

- (1) BP: Bluff Protection Overlay District
- (2) WHP: Municipal Well Recharge Area Overlay District
- (3) PUD: Planned Unit Development
- (4) TND: Traditional Neighborhood Development
- (5) CCD: Conservation/Cluster Developments
- (6) FD: Form Districts

Sec. 13-2-2 Vacation of Streets; Annexations.

(a) **Vacations of Streets.** Vacation of public streets and alleys shall cause the land vacated to be automatically placed in the same district as the abutting side to which the vacated land reverts.

(b) **Annexations.** Annexations to or consolidations with the City subsequent to the effective date of this Chapter shall be placed in the A-1: Agricultural District or R-1: Single Family Residential District as determined by the Plan Commission at the time of annexation, unless the Annexation Ordinance places the land in another district.

Establishment of Districts

13-2-3

Sec. 13-2-3 Zoning Map.

- (a) The City of Onalaska is hereby divided into Zoning Districts as shown upon a map designated as the Official Zoning Map of the City of Onalaska updated annually and all applicable amendments thereto and made a part of this Chapter. The Official Zoning Map and all the notations, references and other information shown thereon are a part of this Zoning Code and shall have the same force and effect as if the matters and information set forth by said map were fully described herein. The Official Zoning Map shall be properly attested and kept on file along with the text of the Official Zoning Regulations in the office of the City Clerk of the City of Onalaska.
- (b) The district boundaries shall be determined by measurement from and as shown on the Official Zoning Map, and in case of any questions as to the interpretation of such boundary lines, the Plan Commission shall interpret the map according to the reasonable intent of this Zoning Code. Unless otherwise specifically indicated or dimensioned on the map, the district boundaries are normally lot lines; section, quarter section or sixteenth section lines, or centerlines of streets, highways, railways or alleys.

Sec. 13-2-4 Rules for Interpretation of District Boundaries.

Where uncertainty exists as to the boundaries of districts as shown on the Zoning Map, the following rules shall apply.

- (a) Boundaries indicated, as approximately following the centerlines of streets, highways or alleys shall be construed to follow such centerlines.
- (b) Boundaries indicated, as approximately following platted lot lines shall be construed to follow such lot lines.
- (c) Boundaries indicated, as approximately following City boundaries shall be construed as following municipal boundaries.
- (d) Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- (e) Boundaries indicated as following shorelines shall be construed to follow such shorelines and, in the event of change in the shoreline, shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the centerline of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such centerlines.
- (f) Boundaries indicated as parallel to or extensions of features indicated in the preceding shall be so construed. Distances not specifically indicated on the zoning map shall be the scale of the map.

Establishment of Districts
13-2-5

Sec. 13-2-5 R-1 Single-Family Residential District.

(a) **Permitted Uses.**

- (1) One (1) family dwelling.
- (2) Community living arrangements.
- (3) Family day care homes.

(b) **Conditional Uses.** See Sections 13-5-14, 13-5-15, 13-5-16.

(c) **Property Development Regulations:**

(1) **Lot.**

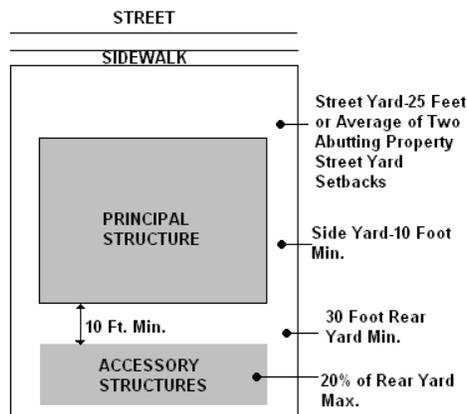
- a. **Width.** Minimum seventy (70) feet.
- b. **Area.** Minimum seven thousand two-hundred (7,200) square feet.

(2) **Building.**

- a. **Width.** Minimum twenty (20) feet (principal structure).
- b. **Height.** Maximum thirty-five (35) feet.

(3) **Yards.**

- a. **Street.** Minimum twenty-five (25) feet; maximum forty (40) feet, maximum sixty (60) feet on cul de sac. Street yard may be averaged between two (2) abutting property street yard setbacks as determined by the Inspection Department.
- b. **Rear.** Minimum thirty (30) feet.
- c. **Side.** Minimum six (6) feet.



Sec. 13-2-6 R-160 Special Single-Family Residential District.

The intent of this district is to allow existing R-160 zoned properties and not create new R-160 Districts.

(a) **Permitted Uses.**

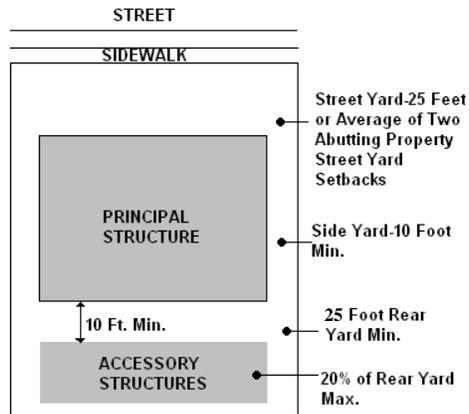
- (1) One (1) family dwelling.
- (2) Community living arrangements.
- (3) Family day care homes.

(b) **Conditional Uses.** See Sections 13-5-14, 13-5-15, 13-5-16.

Establishment of Districts
13-2-6

(c) Property Development Regulations:

- (1) **Lot.**
 - a. **Width.** Minimum sixty (60) feet.
 - b. **Area.** Minimum six thousand three hundred (6,300) square feet.
- (2) **Building.**
 - a. **Width.** Minimum twenty (20) feet (principal structure).
 - b. **Height.** Maximum thirty-five (35) feet.
- (3) **Yards.**
 - a. **Street.** Minimum twenty-five (25) feet; maximum forty (40) feet, maximum sixty (60) feet on cul de sac. Street yard may be averaged between two (2) abutting property street yard setbacks as determined by the Inspection Department.
 - b. **Rear.** Minimum twenty-five (25) feet.
 - c. **Side.** Minimum six (6) feet.



Sec. 13-2-7 R-2 Single-Family and/or Duplex Residential District.

- (a) **Permitted Uses.**
 - (1) All uses permitted in the R-1 District.
 - (2) One (1) family and duplex dwellings.
 - (3) Community living arrangements.
 - (4) Family day care homes.
 - (5) Zero (0) lot line housing.
- (b) **Conditional Uses.** See Sections 13-5-14, 13-5-15, 13-5-16.

Establishment of Districts

13-2-7

(c) **Zero Lot Line Housing.** The lot width and area requirements contained in the R-2-3 District shall not apply to owner-occupied zero (0) lot line housing located within a single structure where the common wall between dwellings is approximately perpendicular to the street right-of-way line so long as the lot of record before division and upon which the single structure sits meets the minimum width and the area requirements of this district. Provided further, that the outside walls of this structure are set back a minimum of ten (10) feet from the side property lines of the lot of record before subdivision, side yard setback to be measured along a line parallel to the street from the closest point of the structure to the side property line. Provided further, that an appropriate document be submitted to the Inspection Department and filed with the Register of Deeds which provides for the maintenance of common areas and facilities and resolution of disputes with respect to maintenance of the entire structure and grounds. Said document to be signed, recorded and remain as a condition on the real estate. This provision shall only apply to new construction commenced after September 17, 1984.

(d) **Property Development Regulations:**

(1) **Lot.**

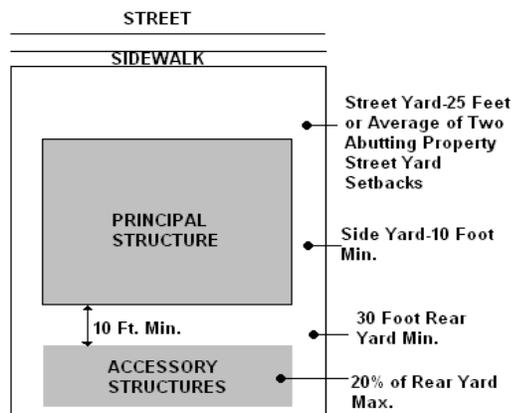
- a. **Width.** Minimum seventy (70) feet.
- b. **Area.** Minimum seven thousand seven hundred (7,700) square feet.

(2) **Building.**

- a. **Width.** Minimum twenty (20) feet (principal structure).
- b. **Height.** Maximum thirty-five (35) feet.

(3) **Yards.**

- a. **Street.** Minimum twenty-five (25) feet. Maximum forty (40) feet. Maximum sixty (60) feet (on cul-de-sac). Street yard may be averaged between two (2) abutting property street yard setbacks as determined by the Inspection Department.
- b. **Rear.** Minimum thirty (30) feet.
- c. **Side.** Minimum six (6) feet (for single family), ten (10) feet (for duplex).



Establishment of Districts
13-2-8

Sec. 13-2-8 R-4 Multi-Family Residential District.

(a) **Permitted Uses.**

- (1) One (1) family, duplex and multi-family dwellings.
- (2) Community living arrangements.
- (3) Family day care homes.

(b) **Conditional Uses.** See Sections 13-5-15, 13-5-16.

(c) **Property Development Regulations:**

(1) **Lot.**

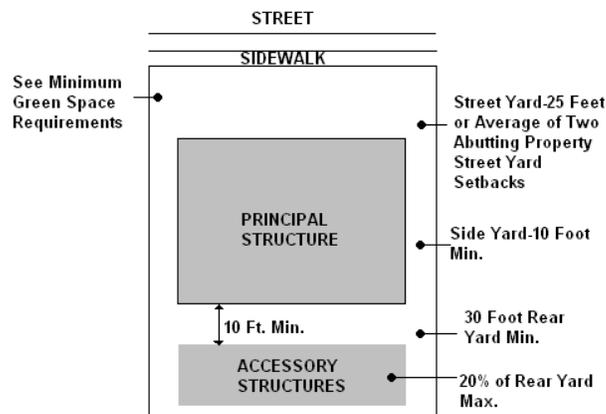
- a. **Width.** Minimum one hundred (100) feet.
- b. **Area.** Minimum ten thousand (10,000) square feet, with no less than two thousand (2,000) sf per 1-bedroom unit, two thousand five hundred (2,500) sf per 2-bedroom unit, and three thousand (3,000) sf per 3-bedroom unit.

(2) **Building.**

- a. **Width.** Minimum twenty (20) feet (principle structure).
- b. **Height.** Maximum forty-five (45) feet.

(3) **Yards.**

- a. **Street.** Minimum twenty-five (25) feet. Maximum forty (40) feet. Construction shall conform to the setback on either side. Eaves may extend forty eight (48) inches into required front yard and twenty-four (24) inches into required side yard.
- b. **Rear.** Minimum thirty (30) feet.
- c. **Side.** Minimum ten (10) feet.
- d. **Green Space.** Minimum thirty five percent (35%) of total site for 4-plex sites. Minimum forty percent (40%) of total site for 6-plex sites. Minimum forty-five percent (45%) of total site for 8-plex or more sites.



Establishment of Districts
13-2-9

Sec. 13-2-9 R-MMH Manufactured and Mobile Home District.

(a) Intent - Where Manufactured and Mobile Home Districts Are Permitted.

- (1) Residential-Manufactured and Mobile Home (R-MMH) Zoning Districts may hereafter be established in accordance with the procedures, requirements and limitations set forth in this Chapter. Within such District, manufactured and mobile homes, with such additional supporting uses and occupancies as are permitted herein, may be established subject to the requirements and limitations set forth in these and other regulations.
- (2) It is the intent of this Chapter to recognize mobile homes constructed prior to October 1, 1974, as distinct and different from units designated as Mobile Homes within the definitions of this Chapter and to prohibit units not meeting the requirements for mobile homes as defined herein. Units constructed prior to 1974 are prohibited. Mobile homes meeting the requirements of the one (1) and two (2) family building dwelling code shall not be permitted in a Residential Mobile Home (R-MMH) District except as a conditional use. Permits may be obtained only after approval by the Plan Commission and Common Council.
- (3) No person shall park, locate or place any mobile home outside of a licensed mobile home park in the City of Onalaska, except unoccupied mobile homes may be parked on the lawfully situated premises of a licensed mobile home dealer for the purposes of sale display; the lawfully situated premises of a vehicle service business for purposes of servicing or making necessary repairs; the premises leased or owned by the owner of such mobile home for purposes of sales display for a period not exceeding one hundred twenty (120) days, provided no business is carried on therein, or in an accessory private garage, building or rear yard of the owner of such mobile home, provided no business is carried on therein.

(b) Definitions. The following definitions are used in this Chapter:

- (1) **Mobile and Manufactured Home Communities/Parks.** Mean any plot or plots of ground upon which 3 or more manufactured homes or mobile homes, occupied for dwelling or sleeping purposes, are located and are distinguished from subdivisions lacking common facilities and continuing management services. The latter would be controlled by General Subdivision Regulations, which would apply also to mobile home subdivisions without common open space or continuing management.

Establishment of Districts

13-2-9

- (2) **Residential Mobile Home.** Means a vehicle manufactured or assembled before June 15, 1976, designated to be towed as a single unit or in sections upon a highway by a motor vehicle and equipped and used, or intended to be used primarily for human habitation, with walls of rigid uncollapsible construction, which has an overall length in excess of 45 feet. It includes the mobile home structure, its plumbing, heating, air conditioning and electrical systems and all appliances and all other equipment carrying a manufacturer's warranty.
- Manufactured Home.** Either a structure that is designed to be used as a dwelling with or without a permanent foundation and that is certified by the federal department of housing and urban development (HUD) as complying with the standards established under 42 USC 5401 to 5425, or a mobile home, unless a mobile home is specifically excluded under the applicable statute. It does not include a mobile recreational vehicle.
- (3) **Mobile Recreational Vehicle.** A vehicle which is built on a single chassis, measures 400 square feet or less when measured at the largest horizontal projection, designed to be self-propelled, carried or permanently towable by a licensed, light-duty vehicle, licensed for highway use if registration is required and designed primarily for use not as a permanent dwelling but as a temporary living quarters for recreational, camping, travel or seasonal use.
- (4) **Foundation Siding.** A fire and weather resistant, pre-finished material surrounding the entire perimeter of a home and completely enclosing a space between the exterior wall of such home and the ground. Foundation siding shall be properly vented, harmonious, and compatible with the house and installed within sixty (60) days from the date of placement on site.
- (5) **Primary Exposure.** Open areas adjacent to the front wall (or main entrance) of a dwelling unit.
- (6) **Secondary Exposure.** Open areas adjacent to side and rear walls of a dwelling unit.
- (7) **Space.** Means a plot of ground within a manufactured or mobile home community, designed for the accommodation of one manufactured or mobile home.
- (8) **Statutory Definitions.** In addition to the above definitions, definitions contained in Sec. 66.0435 of the Wis. Stats. shall also be applicable.
- (9) **Unit.** Means a single manufactured or mobile home.
- (c) **Minimum Dimensional Requirements for R-MMH Districts and for Individual Mobile Home Communities; Minimum Number of Lots or Spaces.**
 - (1) Where a R-MMH District is to be established for the development of a manufactured or mobile home community, the minimum area shall be fifteen (15) acres. The minimum number of spaces completed and ready for occupancy before first occupancy is permitted shall be established as twenty-five percent (25%) of total units permitted on zoned site.
 - (2) These limitations shall not apply where expansion of an existing mobile home community is concerned and where such expansion will not increase variation from requirements applying to mobile home communities, as set forth herein.

Establishment of Districts

13-2-9

- (d) **Permitted and Permissible Uses and Structures.** The following principal uses and structures are permitted within R-MMH Districts:
- (1) **One-Family Detached Manufactured and Mobile Homes (Residential Mobile Home and Manufactured Home).** In mobile home communities, recreational vehicles shall not be occupied as living quarters and sales lots shall not be permitted, but dwellings may be sold on spaces they occupy in residential use.
 - (2) **Permitted Accessory Uses and Structures.** Uses and structures that are customarily accessory and clearly incidental to permitted principal uses and structures shall be permitted, except for those requiring specific approval as provided below.
 - (3) **Rental.** No mobile home site shall be rented for a period of less than thirty (30) days.
- (e) **Site Plan Permit.**
- (1) No person shall construct, alter, modify or extend any mobile home park or mobile home park building or facility within the limits of the City without first securing a Site Plan Permit from the City. Such permits shall be issued by the Planning Department upon approval by the Plan Commission and Common Council.
 - (2) Applications for Site Plan Permits shall be filed with the Planning Department with sufficient copies to investigate and review said application to determine whether the applicant, the premises on which said park will be located and the proposed design and specifications thereof and all buildings proposed to be constructed thereon will comply with the applicable regulations, Ordinances and laws of the State and City and report their findings in writing to the Common Council within sixty (60) days. Such reports shall be considered by the governing body before any permit is issued hereunder. Failure of any officer or body to report within the allotted time shall be deemed a favorable recommendation.
 - (3) Applications for a Site Plan shall be accompanied by a fee as set forth on the City of Onalaska Fee Schedule to cover the cost of investigation and processing, plus regular building permit fees for all buildings or structures to be erected within the proposed park.
 - (4) Applications shall be made on forms furnished by the Planning Department and shall include the information specified in Section 13-8-4 in addition to the following
 - a. Name, address, and phone number of applicant and property owner.
 - b. Location and legal description of the proposed park, addition, modification or extension.
 - c. A complete site plan and application showing compliance with all applicable provisions of this Chapter.

Establishment of Districts

13-2-9

- d. Complete preliminary engineering plans and specifications, including a scaled drawing of the proposed park showing, but not limited to:
 1. Plans and specifications of all utilities, including: sewerage collection and disposal, storm water drainage, water and electrical distribution and supply, refuse storage and collection, lighting, telephone and TV antenna systems.
 2. Location and width of roadways, drives and walkways, buffer strips, recreational and other common areas.
 3. The location of manufactured or mobile home unit with the spaces, including a detailed sketch of at least one (1) typical space and unit therein.
 4. Plans and specifications of all park buildings and structures.
 - e. Interest of applicant in proposed manufactured or mobile home park or extension thereof. If owner of tract is a person other than applicant, a duly verified statement by the owner that the applicant is authorized by him/her to construct and maintain the proposed park, addition, modification or extension and make the application.
 - f. Written statements describing proposed park operations, management and maintenance, including proposed fees and charges and other requirements to be imposed on park occupants by the park operator.
- (5) Final engineering plans and specifications complying with the provisions of this Chapter and the Zoning Regulations and any modifications or conditions imposed by the governing body shall be submitted to the City Clerk and checked by the proper municipal officials for compliance before the district is approved.
 - (6) The procedure for creation of an R-MMH District shall be as prescribed in this Chapter, except that the standards and conditions in Sections 13-13-5-10 and 13-5-7 shall be followed.
- (f) **Standard Requirements for Manufactured and Mobile Home Parks, Additions or Extensions.** All manufactured and mobile home parks and modifications of or additions or extensions to existing parks under the R-MMH District shall comply with the following:
- (1) State Uniform Dwelling Code SPS 321.40 and SPS 326 and the State Electrical Code SPS 316, as now existing or hereafter amended,, are hereby made a part of this Chapter and incorporated herein by reference as if fully set forth, except that such regulations shall not be deemed to modify any requirement of this Chapter or any other applicable law or Ordinance of the State or City.

Establishment of Districts

13-2-9

- (2) The maximum number of mobile home spaces shall be ten (10) per acre and individual spaces shall not be less than four thousand (4,000) square feet in area and arranged to afford ample area for a variety of units, a setback of forty (40) feet from all public rights-of-way and ten (10) feet from any park drive or common area, including common parking areas, minimum side and rear lot setbacks of ten (10) feet, fifteen (15) feet from any other unit, building or structure. The minimum dimensions of a mobile home space shall be forty (40) feet wide by one hundred (100) feet long and no mobile home shall cover more than twenty-five percent (25%) of the space area. Accessory structures, such as awnings, cabanas, storage cabinets, carports, garages, windbreaks or attached porches shall be considered part of the unit for purposes of determining compliance with this provision. All drives, parking areas and walkways shall be of hard-surfaced material (bituminous concrete or similar material capable of carrying a wheel load of four thousand (4,000) pounds and there shall be two (2) such surfaced automobile parking spaces for each manufactured or mobile home space. Unless adequately screened by existing vegetative cover, the park shall be screened by a vegetative buffer in the form of evergreens and/or deciduous plantings so arranged that within ten (10) years they will have formed a screen equivalent in opacity to a solid fence or wall. Such plantings shall be grown or maintained to a height of not less than fifteen (15) feet.
- (3) No manufactured or mobile home park shall be laid out, constructed or operated without City water supply and sanitary sewer service. All water or sanitary sewerage facilities in any unit not connected with public water or sewer systems by approved pipe connections shall be sealed and their use is hereby declared unlawful.
- (4) Individual valved water service connections shall be provided for direct use of each unit, so constructed and installed that they will not be damaged by frost or parking of the unit. Water systems shall be adequate to provide pure, potable water supply of six (6) gallons per minute at a minimum pressure of twenty (20) psi and capable of furnishing a minimum of one hundred fifty (150) gallons per unit per day. Fire hydrants shall be installed within five hundred (500) feet of every mobile home stand and park building.
- (5) All liquid wastes originating at units, service or other buildings shall be discharged into a sewerage system extended from and connected with the public sewerage system. Such systems shall comply with all provisions of the State Code and City Ordinances relating to plumbing and sanitation. Each individual space shall be provided with a three (3) inch watertight sewer connection protected from damage by heaving and thawing or parking of the unit and located within the rear one-third (1/3) of the stand, with a continuous grade which is not subject to surface drainage, so constructed that it can be closed when not in use and trapped in such a manner that it can be kept odor free.
- (6) Adequate provision shall be made for the disposal of solid and liquid wastes in a manner approved by the City. Open burning of waste or refuse is prohibited.

Establishment of Districts

13-2-9

- (7) All television cable systems, electrical, internet and telephone distribution lines and oil or gas piping serving the park or spaces therein shall be installed underground. Distribution systems shall be new and all parts and installations shall comply with all applicable federal, state and local codes.
- (8) Each space shall be provided with a weatherproof electrical over-current protection device, disconnect means and branch service of not less than sixty (60) amperes for two hundred twenty (220) volt service located adjacent to the water and sewerage outlets. Receptacles shall be of the four (4) pole four (4) wire grounding type and have a four (4) prong attachment for one hundred ten (110) through two hundred twenty (220) volts.
- (9) Condition of soil, ground water level, drainage and topography shall not create hazards to the property, health or safety of occupants of spaces or living units. The site shall not be exposed to objectionable smoke, noise, odors or other adverse influences, and no portion subject to unpredictable and/or sudden flooding, subsidence or erosion shall be used for any purpose that would expose persons or property within or without the park to hazards.
- (10) Exposed ground surfaces in all parts of every manufactured or mobile home park shall be paved or covered with stone screenings or other solid material or protected with a vegetative growth that is capable of preventing soil erosion and eliminating objectionable dust.
- (11) The ground surface in all parts of every manufactured or mobile home park shall be graded and equipped to drain all surface water in a safe, sanitary and efficient manner.
- (12) All parks shall be furnished with lighting so spaced and equipped with luminaries placed at such heights as will provide the following average maintained levels of illumination for the safe movement of pedestrians and vehicles at night:
 - a. All parts of the park street systems: 0.6 footcandles, with a minimum of 0.1 footcandles.
 - b. Potentially hazardous locations, such as major park street intersections and steps or stepped ramps, individually illuminated, with a minimum of 0.3 footcandles. All mobile home spaces shall abut upon a street. All streets shall be provided with a smooth, hard and dense surface, which shall be well drained under normal use and weather conditions for the area.
- (13) Pavement edges shall be curbed and protected to prevent raveling of the wearing surface and shifting of the pavement base. Grades of streets shall be sufficient to insure adequate surface drainage but not more than eight percent (8%), provided a maximum grade of twelve percent (12%) may be used if approved by the street superintendent, as safe and designed to avoid traffic hazards. Streets shall be at approximately right angles within one hundred (100) feet of an intersection. Intersections of more than two (2) streets at one (1) point shall not be allowed. A distance of at least one hundred fifty (150) feet shall be maintained between centerlines of offset intersecting streets.

Establishment of Districts

13-2-9

- (14) All parks shall be provided with pedestrian walks between individual mobile homes, park streets and community facilities of not less than three (3) feet in width. Walks in locations where pedestrian traffic is concentrated shall be a minimum of three and one-half (3 ½) feet wide. Grade and surfacing of walks shall be approved by the City Engineer as safe and comparable to sidewalks in other areas of the municipality subject to similar usage.
 - (15) All mobile home parks shall have a greenbelt or buffer strip not less than twenty (20) feet wide along all boundaries. Unless adequately screened by existing vegetative cover, all manufactured and mobile home parks shall be provided within such greenbelt or buffer strip with screening of natural growth or screen fence, except where the adjoining property is also a mobile home park. Compliance with this requirement shall be made prior to granting Occupancy Permits. Permanent plantings shall be grown and maintained at a height of not less than fifteen (15) feet.
 - (16) In all mobile home parks, there shall be one (1) or more recreation areas easily accessible to all park residents. No single recreation area shall contain less than two thousand five hundred (2,500) square feet unless each mobile home site is provide with contiguous common recreational area not less than twenty (20) feet wide at the narrowest dimension. Recreation areas shall be so located as to be free of traffic hazards and convenient to mobile home spaces, which they serve.
 - (17) Single-family nondependent manufactured or mobile homes and approved accessory structures included in the original plans and specifications or revisions thereof, parks, playgrounds, open space, off-street parking lots, one (1) park office and service and/or storage buildings for exclusive use of park residents shall be the only permitted uses in mobile home parks, provided the Common Council may approve the following uses when designed and limited to exclusive use of park residents:
 - a. Laundromats.
 - b. Clubhouses and facilities for private, social or recreation clubs.
 - c. Swimming pools.
 - (18) All manufactured or mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each space.
 - (19) Entrances to parks shall be designed to minimize congestion and traffic hazards and allow free movement of traffic on adjacent streets.
- (g) **Mobile Home Park Operator's License.**
- (1) It shall be unlawful for any person to establish, operate, maintain or administer or permit to be established, operated or maintained upon any property owned, leased or controlled by them a manufactured or mobile home park within the City without a valid, unexpired Mobile Home Park License as set forth 7-17-2 of the City of Onalaska Ordinances.

Establishment of Districts
13-2-9

(h) Operation of Manufactured and Mobile Home Parks; Responsibilities of Park Management.

- (1) In every manufactured or mobile home park there shall be located an office of the attendant or person in charge of said park. A copy of the park license and of this Chapter shall be posted therein and the park register shall, at all times, be kept in said office.
- (2) The attendant or person in charge and the park licensee shall operate the park in compliance with this Chapter and regulations and Ordinances of the City and State and their agents or officers and shall have the following duties:
 - a. Maintain a register of all park occupants, to be open at all times to inspection by state, federal and municipal officers, which shall show:
 1. Names and addresses of all owners and occupants of each manufactured or mobile home.
 2. Number of children of school age.
 3. State of legal residence.
 4. Dates of entrance and departure of each manufactured mobile home.
 5. Make, model, year and serial number or license number of each manufactured or mobile home and towing or other motor vehicles and state, territory or country which issued such licenses.
 6. Place of employment of each occupant, if any.
 - b. Notify park occupants of the provisions of this Chapter and inform them of their duties and responsibilities and report promptly to the proper authorities any violations of this Chapter or any other violations of law that may come to their attention.
 - c. Report to the Health Officer all cases of persons or animals affected or suspected of being affected with any dangerous communicable disease.
 - d. Supervise the placement of each manufactured or mobile home on its stand, which includes securing its stability and installing all utility connections and tie downs.
 - e. Maintain park grounds, buildings and structures free of insect and rodent harborage and infestation and accumulations of debris, which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.
 - f. Maintain the park free from growth of noxious weeds.
 - g. Maintain the park free of litter, rubbish and other flammable materials; provide portable fire extinguishers of a type approved by the Fire Chief in all locations designated by the Chief and maintain such extinguishers in good operating condition and cause every area within the park designated as a fire lane by the Fire Chief to be kept free and clear of obstructions.
 - h. Check to insure that every manufactured and mobile home unit has furnished, and in operation, a substantial, fly-tight, watertight, rodent proof container for the deposit of garbage and refuse in accordance with the Ordinances of the City and the regulations of the Building Inspector.
 - i. The management shall provide stands for all refuse and garbage containers so designed as to prevent tipping and minimize spillage and container deterioration and facilitate cleaning.

Establishment of Districts
13-2-9

- j. Provide for the sanitary and safe removal and disposal of all refuse and garbage at least weekly. Removal and disposal of garbage and refuse shall be in accordance with the laws of the State of Wisconsin and the Ordinances and regulations of the City, including regulations promulgated by the Building Inspector and the Fire Chief.
 - k. Allow inspections of park premises and facilities at reasonable times by municipal officials or their agents or employees as provided by Section 13-2-8(j)(2) of this Chapter.
- (i) **Responsibilities and Duties of Mobile Home Park Occupants.**
- (1) Park occupants shall comply with all applicable requirements of this Chapter and regulations issued hereunder and shall maintain their space, its facilities and equipment in good repair and in a clean and sanitary condition.
 - (2) Park occupants shall be responsible for proper placement of their manufactured or mobile homes on its space and proper installation of all utility connections in accordance with the instructions of the park management.
 - (3) No owner or person in charge of a dog, cat or other pet animal shall permit it to run at large or to cause any nuisance within the limits of any manufactured or mobile home park.
 - (4) Each owner or occupant of a nonexempt manufactured or mobile home within a manufactured or mobile home park shall remit to the licensee or authorized park management the cash deposit and monthly parking permit fee.
 - (5) It shall be the duty of every occupant of a park to give the park licensee or management, or their agent or employee, access to any part of such park or mobile home premises at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this Chapter or any law or Ordinance of the State or City or lawful regulation or order adopted thereunder.
 - (6) Manufactured or mobile homes shall be parked only on the stands provided and shall be placed thereon in accordance with all requirements of this Chapter.
 - (7) No manufactured or mobile home owner or occupant shall conduct in any unit or any manufactured or mobile home park any business or engage in any other activity that would not be permitted in single-family residential areas in the City.
 - (8) No person shall discharge any wastewater on the surface of the ground within any manufactured or mobile home park.
 - (9) No person shall erect or place upon any space any permanent or temporary structure intended to be used for dwelling purposes or in connection with any manufactured or mobile home unit except as specifically authorized by this Chapter.

Establishment of Districts

13-2-9

- (j) **Additional Regulations on Mobile Homes and Mobile Home Parks.**
- (1) Wrecked, damaged or dilapidated manufactured and mobile homes shall not be kept or stored in any manufactured or mobile home park or upon any premises in the City. The Department of Inspection shall determine if a mobile home is damaged or dilapidated to a point which makes it unfit for human occupancy. Such manufactured or mobile homes are hereby declared to be a public nuisance. Whenever the Department of Inspection so determines, it shall notify the licensee or landowner and owner of the manufactured or mobile home in writing that such public nuisance exists within the park or on lands owned by them giving the findings upon which its determination is based and shall order such home removed from the park or site or repaired to a safe, sanitary and wholesome condition of occupancy within a reasonable time, but not less than thirty (30) days.
 - (2) The, Department of Inspection, Fire Chief or their lawful agents or employees are authorized and directed to inspect manufactured or mobile home parks not less than once in every twelve (12) month period to determine the health, safety and welfare of the occupants of the park and inhabitants of the City as affected thereby and the compliance of structures and activities therein with this Chapter and all other applicable laws of the State and Ordinances of the City.
 - (3) Fires in manufactured or mobile home parks shall be made only in stoves and other cooking or heating equipment intended for such purposes. Outside burning is prohibited except by permit and subject to requirements or restrictions of the Fire Chief.
 - (4) All plumbing, building, electrical, oil or gas distribution, alterations or repairs in the park shall be in accordance with the regulations of applicable laws, Ordinances and regulations of the State and municipalities and their authorized agents.
 - (5) All manufactured or mobile homes in manufactured or mobile home parks shall be skirted unless the unit is placed within one (1) foot vertically of the stand with soil or other material completely closing such space from view and entry by rodents and vermin. Areas enclosed by such skirting shall be maintained free of rodents and fire hazards.
 - (6) No person shall construct, alter or add to any structure, attachment or building in a manufactured or mobile home park or on a manufactured or mobile home space without a permit from the Department of Inspection. Construction on, or addition or alteration to the exterior of a manufactured or mobile home shall be of the same type of construction and materials as the mobile home affected. This Subsection shall not apply to addition of awnings, antennas or skirting to mobile homes. Accessory structures on manufactured and mobile home spaces shall comply with all setback, side yard and rear yard requirements for manufactured and mobile home units.
 - (7) Storage under mobile homes is prohibited.

Establishment of Districts

13-2-9

- (k) **Compliance with Plumbing, Electrical and Building Ordinances.** All plumbing, electric, electrical, building and other work on or at any manufactured or mobile home park under this Chapter shall be in accordance with the Ordinances of the City and the requirements of the State Plumbing, Electrical and Building Codes and the regulations of the State Board of Health. Licenses and permits granted under this Chapter grant no right to erect or repair any structure, to any plumbing work or to do any electric work.
- (l) **Limitations on Signs.** In connection with Manufactured or Mobile Home Communities within the R-MMH District, no sign intended to be read from any public way adjoining the district shall be permitted except:
 - (1) No more than one (1) sign, not exceeding twenty-four (24) square feet in area, for each park entrance, a maximum of fifteen (15) feet in height.
 - (2) No source of illumination for any such signs shall be directly visible from adjoining streets or residential property, and no such signs shall be erected within five (5) feet of any exterior property line.
- (m) **Common Recreational Facilities.**
 - (1) No less than ten percent (10%) of the total area of any manufactured or mobile home community established under these regulations shall be devoted to common recreational areas and facilities, such as playgrounds, swimming pools, community buildings, ways for pedestrians and cyclists away from streets and play areas for small children for other recreational areas in block interiors. At least one (1) principal recreation and community center shall contain not less than five percent (5%) of the total area of the community.
 - (2) To be countable as common recreational area, interior-block ways for pedestrians or cyclists shall form part of a system leading to principal destinations. Such ways may also be used for installations of utilities.
 - (3) Common recreational area shall not include streets or parking areas, shall be closed to automotive traffic except for maintenance and service vehicles, and shall be improved and maintained for the uses intended.
- (n) **Standards for General Site Planning for Mobile Home Communities.** The following guides, standards and requirements shall apply in site planning for mobile home communities:
 - (1) **Principal Vehicular Access Points.** Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. Merging and turnout lanes and/or traffic dividers shall be required where existing or anticipated heavy flows indicate need. In general, minor streets shall not be connected with streets outside the district in such a way as to encourage the use of such minor streets by substantial amounts of through traffic. No lot within the community shall have direct vehicular access to a street bordering the development.

Establishment of Districts 13-2-9

- (2) **Access for Pedestrians and Cyclists.** Access for pedestrians and cyclists entering or leaving the community shall be by safe and convenient routes. Such ways need not be adjacent to or limited to the vicinity of vehicular access points. Where there are crossings of such ways and vehicular routes at edges of planned developments, such crossings shall be safety located, marked and controlled and where such ways are exposed to substantial vehicular traffic at edges of communities, safeguards may be required to prevent crossings except at designated points. Bicycle paths, if provided, shall be so related to the pedestrian way system that street crossings are combined.
- (3) **Protection of Visibility-Automotive Traffic, Cyclists and Pedestrians.** At intersections of any streets, public or private, the provisions of Section 13-1-90 shall apply and is hereby adopted by reference. Where there is pedestrian or bicycle access from within the community to a street at its edges by paths or across yards or other open space without a barrier to prevent access to the street, no material impediment to visibility more than two and five-tenths (2.5) feet above ground level shall be created or maintained within twenty-five (25) feet of said street unless at least twenty-five (25) feet from said access measured at right angles to the path.
- (4) **Exterior Yards for Mobile Home Communities; Minimum Requirements; Occupancy.** The following requirements and limitations shall apply to yards at the outer edges of mobile home communities:
 - a. **Along Public Streets.** Where R-MMH communities adjoin public streets along exterior boundaries, a yard at least twenty-five (25) feet in minimum dimensions shall be provided adjacent to such streets. Such yard may be used to satisfy open space depth requirements for individual dwellings but shall not contain carports, recreational shelters, storage structures or any other structures generally prohibited in yards adjacent to streets in residential districts. No direct vehicular access to individual lots shall be permitted through such yards, and no group parking facilities or active recreation areas shall be allowed therein.
 - b. **At Edges of R-MMH Districts (Other Than at Streets or Alleys).** Where R-MMH communities are so located that one (1) or more boundaries are at the edges of R-MMH Districts and adjoining neighboring districts without an intervening street, alley or other permanent open space at least twenty (20) feet in width, an exterior yard at least twenty (20) feet in minimum dimension shall be provided. Where the adjoining district is residential, the same limitations on occupancy and use of such yards shall apply as stated above concerning yards along public streets. Where the adjoining district is nonresidential, such yards may be used for group or individual parking, active recreation facilities or carports, recreational shelters or storage structures.

Establishment of Districts

13-2-9

- (5) **Ways for Pedestrians and/or Cyclists in Exterior Yards.** In any exterior yard, required or other, ways for pedestrian and/or cyclists may be permitted, if appropriately located, fenced or landscaped to prevent potential hazards arising from vehicular traffic on adjacent streets or other hazards and annoyances to users or to occupants of adjoining property. When otherwise in accord with the requirements concerning such ways set forth above, approved ways in such locations shall be counted as common recreation facilities and may also be used for utilities easements.
- (6) **Internal Relationships.** The site plan shall provide for safe, efficient, convenient and harmonious groupings of structures, uses and facilities, and for appropriate relation of space inside and outside buildings to intended uses and structural features. In particular:
 - a. **Streets, Drives and Parking and Service Areas.** Streets, drives and parking and service areas shall provide safe and convenient access to dwellings and community facilities and for service and emergency vehicles, but streets shall not be so laid out as to encourage outside traffic to traverse the community, nor occupy more land than is required to provide access as indicated, nor create unnecessary fragmentation of the community into small blocks. In general, block size shall be the maximum consistent with use, the shape of the site and the convenience and safety of the occupants.
 - b. **Vehicular Access to Streets.** Vehicular access to streets from off-street parking areas may be direct from dwellings if the street or portion of the street serves fifty (50) units or less. Determination of units served shall be based on normal routes anticipated for traffic. Along streets or portions of streets serving more than fifty (50) dwelling units, or constituting major routes to or around central facilities, access from parking and service areas shall be so combined, limited, located, designed and controlled as to channel traffic conveniently, safely and in a manner that minimizes marginal traffic friction, and direct vehicular access from individual dwellings shall generally be prohibited.
 - c. **Ways for Pedestrians and Cyclists; Use by Emergency, Maintenance or Service Vehicles.**
 1. Walkways shall form a logical, safe and convenient system for pedestrian access to all dwellings, project facilities and principal off-street pedestrian destinations. Maximum walking distance in the open between dwelling units and related parking spaces, delivery areas and trash and garbage storage areas intended for use of occupants shall not exceed one hundred (100) feet.

Establishment of Districts

13-2-9

2. Walkways to be used by substantial numbers of children as play areas or routes to school, bus stops or other destinations shall be so located and safeguarded as to minimize conflicts with normal automotive traffic. If an internal walkway system is provided, away from streets, bicycle paths shall be incorporated in the walkway system. Street crossings shall be held to a minimum on such walkways and shall be located and designated to provide safety and shall be appropriately marked and otherwise safeguarded. Ways for pedestrians and cyclists, appropriately located, designed and constructed may be combined with other easements and used by emergency, maintenance or service vehicle but shall not be used by other automotive traffic.

Sec. 13-2-10 TMD Traditional/Mixed Neighborhood District

- (a) **Permitted Uses. Neighborhood Uses** - In order to achieve the proximity necessary to make neighborhoods walkable, it is important to mix land uses. A traditional neighborhood development should consist of a mix of residential uses, a mixed-use area, and open space as provided below:
 - (1) **A Mix of Residential Uses** of the following types can occur anywhere in the traditional neighborhood development. For infill development, the mix of residential uses may be satisfied by existing residential uses adjacent to the traditional neighborhood development.
 - a. Single-family detached dwellings, including manufactured homes;
 - b. Single-family attached dwellings, including duplexes, townhouses, row houses;
 - c. Multi-family dwellings, including senior housing;
 - d. Secondary dwelling units (“granny flats”);
 - e. “Special needs” housing, such as community living arrangements and assisted living facilities;
 - f. Day care facilities.
 - (2) **Mixed Use Area**, of commercial, residential, civic or institutional, and open space uses as identified below. All residents should be within approximately one-quarter (1/4) mile from existing or proposed commercial, civic, and open space areas. Individual businesses should not exceed six thousand (6,000) sf. in size. Conditional Uses are preferred for mixed-use areas in order to stabilize compatibility in land uses.
 - a. **Commercial Uses.**
 1. Food services (neighborhood grocery stores; butcher shops; bakeries; restaurants, not including drive-through; cafes; coffee shops; neighborhood bars or pubs);
 2. Retail uses (florists or nurseries; hardware stores; stationery stores; book stores; studios and shops of artists and artisans);
 3. Services (day care centers; music, dance or exercise studios; offices, including professional and medical offices; barber; hair salon; dry cleaning);
 4. Accommodations (bed and breakfast establishments; small hotels or inns).

**Establishment of Districts
13-2-10**

- b. Residential Uses.
 - 1. Single-family attached dwellings, including duplexes, townhouses, row houses;
 - 2. Multi-family dwellings, including senior housing;
 - 3. Residential units located on upper floors above commercial uses or to the rear of storefronts;
 - 4. “Live/work” units that combine a residence and the resident’s workplace;
 - 5. “Special needs” housing, such as community living arrangements and assisted living facilities.
 - c. Civic or Institutional Uses.
 - 1. Municipal offices, fire stations, libraries, museums, community meeting facilities, and post offices;
 - 2. Transit shelters;
 - 3. Places of worship;
 - 4. Educational facilities.
 - d. Open Space Uses.
 - 1. Central square;
 - 2. Neighborhood park;
 - 3. Playground.
- (3) **Open Space.** Uses identified below should be incorporated in the traditional neighborhood Development as appropriate, and in conformance with the Comprehensive Park and Open Space Plan and Central Greenway Plan. Large outdoor recreation areas should be located at the periphery of neighborhoods rather than at central locations.
- a. Environmental corridors;
 - b. Protected natural areas;
 - c. Community parks;
 - d. Streams, ponds, and other water bodies; and
 - e. Storm water detention/retention facilities.
- (4) **Master Plan.** TMD Zoning shall require the approval of a master plan by the City of Onalaska Plan Commission and Common Council. The master plan shall include a general layout of proposed land uses including a list of permitted uses, area standards and height restrictions. All other City of Onalaska street and sidewalk standards shall apply.

Sec. 13-2-11 T-C Transitional Commercial/Business District.

- (a) **Permitted Uses.**
- (1) Retail stores.
 - (2) Financial institutions and credit unions.
 - (3) Bakeries - retail business only.
 - (4) Personal Service Establishments.
 - (5) Bed and Breakfast establishments.
 - (6) Professional offices.
 - (7) Food Stores (delicatessens, bakeries, etc.).
 - (8) Existing residences shall comply with provisions of the R-2 or R-4 Residential Districts (excluding green space requirements).
 - (9) Apartment hotels.

**Establishment of Districts
13-2-11**

(b) Conditional Uses.

- (1) Grocery stores.
- (2) Laundry and dry cleaning establishments - self serve and pickup.
- (3) Restaurants.
- (4) Department stores.
- (5) Pet shops.
- (6) Clinics.
- (7) Coffee shops.
- (8) Radio broadcasting studios.
- (9) See Sections 13-5-15, 13-5-16, 13-5-17.

(c) Property Development Regulations.

(1) Building.

- a. **Height.** Maximum thirty (30) feet.

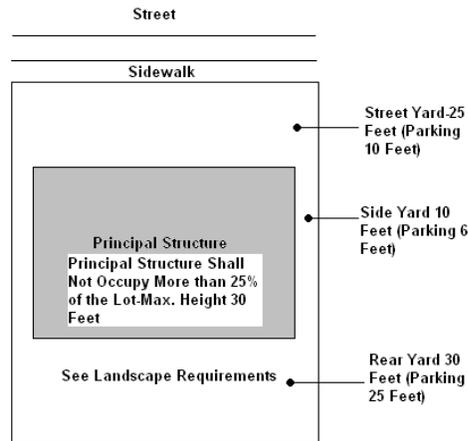
(2) Yards.

- a. **Street.** Minimum twenty-five (25) feet for building. Minimum ten (10) feet for parking.
- b. **Rear.** Minimum thirty (30) feet for building. Minimum twenty-five (25) feet for parking. The proposed building shall not occupy more than twenty-five percent (25%) of the lot. This regulation shall constitute the primary option for approval.
- c. **Side.** Minimum ten (10) feet for building. Minimum six (6) feet for parking.

d. Aesthetic Standards.

1. When parking areas are adjacent to residential land uses they must provide additional landscaping requirements, including but not limited to landscaped berms, combinations of fencing and landscape features, etc.
2. Where parking must be located in the front yard, the parking area must be separated from the street with a minimum 10-foot landscaped terrace area.
3. Structural Design to correspond to residential type construction
 - i. Shingled roof with a minimum 4/12 pitch
 - ii. Face of the building must consist of more than one type of material or must have additional architectural features.
4. Landscaping Point System:
 - i. All parking stalls are required to be supplied with a minimum of four (4) landscaping points. (10 stalls = 40 points)
 - ii. All broadleaved trees (min. 1 1/2" diameter) and evergreen trees (min. 6' tall) shall equal five (5) points each.
 - iii. All shrubs (min. 2 gallon potted or 15" tall) shall equal two (2) points each.
 - iv. A minimum of twenty-five percent (25%) of all landscaping points shall consist of evergreens.

**Establishment of Districts
13-2-11**



Sec. 13-2-12 B-1 Neighborhood Business District.

(a) Permitted Uses.

- (1) Bars/Clubs.
- (2) Clinics.
- (3) Credit unions/financial institutions.
- (4) Lodges.
- (5) Motels.
- (6) Professional offices.
- (7) Restaurants.
- (8) Self-service and pickup laundry and dry cleaning establishments with less than seven (7) employees.
- (9) Tourist homes.
- (10) Personal Service Establishments.
- (11) Retail stores.
- (12) Food Businesses (groceries/confectioneries/delicatessen/food trucks/etc.)

Existing residences shall comply with provisions of the R-2 or R-4 Residential Districts (excluding green space requirements).

- (b) Conditional Uses.** See Sections 13-5-14, 13-5-15, 13-5-16, 13-5-17, 13-5-21.

**Establishment of Districts
13-2-12**

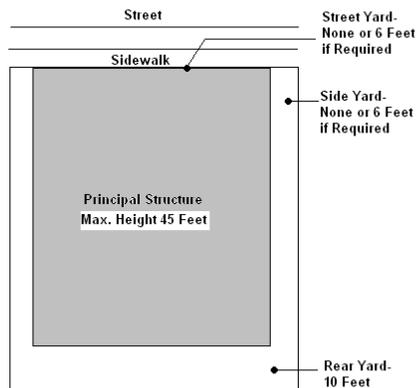
(c) Property Development Regulations.

(1) Building.

- a. **Height.** Maximum forty-five (45) feet.

(2) Yards.

- a. **Street.** None, or six (6) feet if required.
b. **Rear.** Minimum ten (10) feet.
c. **Side.** None, or six (6) feet if required.



Sec. 13-2-13 B-

(a) Permitted Uses. All uses permitted in the B-1 Neighborhood Business District and the following:

- (1) Caterers.
- (2) Churches.
- (3) Department stores.
- (4) Fish / Meat markets.
- (5) Hotels.
- (6) Pawn shops.
- (7) Pet shops.
- (8) Printing and/or publishing.
- (9) Private clubs.
- (10) Private schools.
- (11) Radio broadcasting studios.
- (12) Trade and contractors' offices & supply stores.
- (13) Upholsters' shops.
- (14) Variety stores.

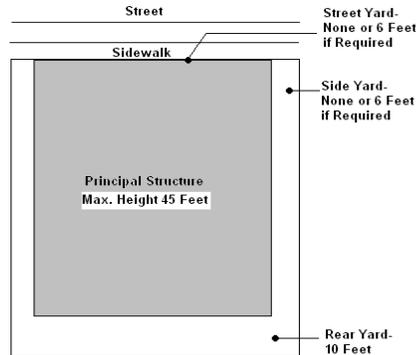
Existing residences shall comply with provisions of the R-2 or R-4 Residential Districts (excluding green space requirements).

(b) Conditional Uses. See Sections 13-5-14, 13-5-15, 13-5-16, 13-5-17, 13-5-20, 13-5-21.

Establishment of Districts
13-2-13

(c) **Property Development Regulations.**

- (1) **Building.**
 - a. **Height.** Maximum forty-five (45) feet.
- (2) **Yards.**
 - a. **Street.** None, or six (6) feet if required.
 - b. **Rear.** Minimum ten (10) feet.
 - c. **Side.** None, or six (6) feet if required.



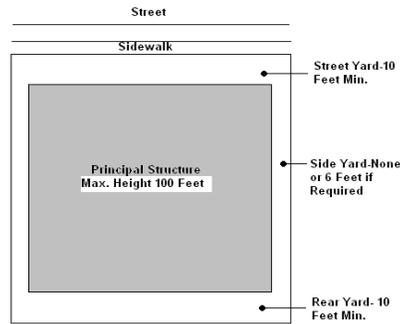
Sec. 13-2-14 M-1 Light Industrial District.

- a. **Statement of Purposes.** The M-1 Light Industrial District is established to accommodate those uses which are of a non-nuisance type located in relative proximity to residential areas and to preserve and protect lands designated on the Comprehensive Plan for industrial development and use from the intrusion of certain incompatible uses, which might impede the development, and use of lands for industrial purposes.
- b. **Permitted Uses.**
 - (1) Cleaning, pressing and dyeing establishments.
 - (2) Commercial bakeries.
 - (3) Laboratories.
 - (4) Storage and sale of machinery and equipment.
 - (5) Wholesaling.
 - (6) All B-1 and B-2 permitted uses.Existing residences shall comply with provisions of the R-2 or R-4 Residential Districts (excluding green space requirements).
- (c) **Conditional Uses.** See Sections 13-5-15, 13-5-16, 13-5-17, 13-5-18, 13-5-20, and 13-5-21.

**Establishment of Districts
13-2-14**

(d) Property Development Regulations.

- (1) **Building.**
 - a. **Height.** Maximum one hundred (100) feet.
- (2) **Yards.**
 - a. **Street.** Minimum ten (10) feet.
 - b. **Rear.** Minimum (10) feet.
 - c. **Side.** None, or six (6) feet if required.
 - d. **Lot Frontage.** Minimum one-hundred (100) feet.



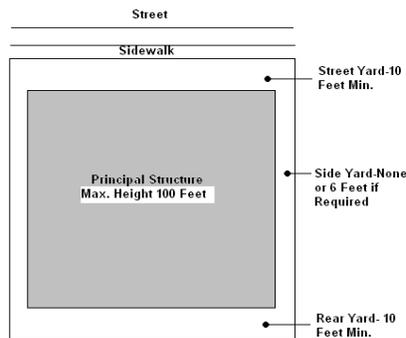
Sec. 13-2-15 M-2 Industrial District.

(a) Permitted Uses.

- (1) Automobile body repairs.
- (2) Automotive upholstery.
- (3) Commercial greenhouses.
- (4) Distributors.
- (5) Farm machinery.
- (6) Food locker plants.
- (7) Machine shops.
- (8) Manufacturing and bottling of nonalcoholic beverages.
- (9) Painting.
- (10) Printing.
- (11) Publishing.
- (12) Warehousing.
- (13) Manufacture, fabrication, packing, packaging and assembly of products from:
 - a. Furs.
 - b. Glass.
 - c. Leather.
 - d. Metals.
 - e. Paper.
 - f. Plaster.
 - g. Plastics.
 - h. Textiles.
 - i. Wood.

**Establishment of Districts
13-2-15**

- (14) Manufacture, fabrication, processing, packaging and packing of:
 - a. Confection.
 - b. Cosmetics.
 - c. Electrical appliances.
 - d. Electronic devices.
 - e. Food, except cabbage, fish and fish products, meat and meat products and pea vining.
 - f. Instruments.
 - g. Jewelry.
 - h. Pharmaceuticals.
 - i. Tobacco.
 - j. Toiletries.
- (15) Existing residences shall comply with provisions of the R-2 or R-4 Residential Districts (excluding green space requirements).
- (b) **Conditional Uses.** All M-1 permitted uses, except B-1 and B-2 uses. Also, see Sections 13-5-15, 13-5-17, 13-5-18, 13-5-19.
- (c) **Property Development Regulations.**
 - (1) **Building.**
 - a. **Height.** Maximum one hundred (100) feet.
 - (2) **Yards.**
 - a. **Street.** Minimum ten (10) feet.
 - b. **Rear.** Minimum ten (10) feet.
 - c. **Side.** None, or six (6) feet if required. Whenever an M-2 Industrial District shall border property having another zoning classification, there shall be a ten (10) foot setback requirement on the M-2 land.
 - d. **Lot Frontage.** Minimum one hundred (100) feet.

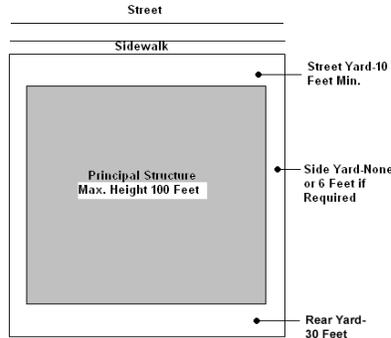


Sec. 13-2-16 M-3 Heavy Industrial District.

- (a) **Permitted Uses.**
 - (1) All M-2 Industrial District permitted uses.
 - (2) Freight yards.
 - (3) Freight terminals and trans-shipment depots.
 - (4) Inside storage.
 - (5) Breweries.
 - (6) Crematories.
- Existing residences shall comply with provisions of the R-2 or R-4 Residential Districts (excluding green space requirements).

Establishment of Districts
13-2-16

- (b) **Conditional Uses.** See Sections 13-5-15, 13-5-18, 13-5-19.
- (c) **Property Development Regulations.**
 - (1) **Building.**
 - a. **Height.** Maximum one hundred (100) feet.
 - (2) **Yards.**
 - a. **Street.** Minimum ten (10) feet.
 - b. **Rear.** Minimum thirty (30) feet.
 - c. **Side.** Minimum ten (10) feet.
 - d. **Lot Frontage.** Minimum one hundred (100) feet.



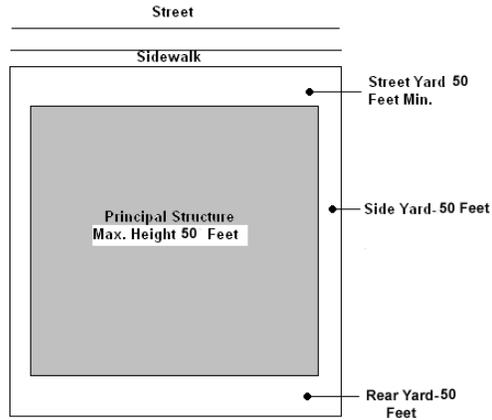
Sec. 13-2-17 A-1 Agricultural District.

- (a) **Permitted Uses.**
 - 1) Agriculture.
 - 1) Dairying.
 - 2) Floriculture.
 - 3) Forestry.
 - 4) General farming.
 - 5) Grazing.
 - 6) Greenhouses.
 - 7) Hatcheries.
 - 8) Horticulture.
 - 9) Livestock raising.
 - 10) Nurseries.
 - 11) Orchards.
 - 12) Paddocks.
 - 13) Pasturage.
 - 14) Poultry raising.
 - 15) Stables.
 - 16) Truck farming.

Farm dwellings for those resident owners and laborers actually engaged in the permitted uses are accessory uses and shall comply with all of the provisions of the R-2 Residential District.
- (b) **Conditional Uses.** See Sections 13-5-15, 13-5-18.
- (c) **Property Development Regulations.**
 - (1) **Farms.**
 - a. **Lot Frontage.** Minimum two hundred (200) feet.
 - b. **Area.** Minimum ten (10) acres.

Establishment of Districts
13-2-17

- (2) **Building.**
 - a. **Height.** Maximum fifty (50) feet.
- (3) **Yards.**
 - a. **Street.** Minimum fifty (50) feet.
 - b. **Rear.** Minimum fifty (50) feet.
 - c. **Side.** Minimum fifty (50) feet.



Sec. 13-2-18 P-1 Public and Semi-Public District.

- (a) **Permitted Uses.**
 - (1) Parks.
 - (2) Arboretums.
 - (3) Amusement parks.
 - (4) Playgrounds.
 - (5) Fishing.
 - (6) Swimming.
 - (7) Beaches.
 - (8) Skating.
 - (9) Sledding.
 - (10) Sustained-yield forestry.
 - (11) Wildlife preserves.
 - (12) Solid and water conservation.
 - (13) Water measurement and water control facilities.
 - (14) Public facilities.
- (b) **Conditional Uses.** All structures. See Sections 13-5-15, 13-5-20.