

ZONING

(f) **Site plan.** Prior to obtaining a building permit on any land in the C-1 district, a site plan shall be required in accordance with §23-570, Site plan review and approval.

(g) **Parking and landscape standards.** Off-street parking and loading requirements are set forth in §23-172, Off-street parking and loading standards; however, the number of off-street parking and loading spaces required are reduced by fifty percent (50%) for uses in the C-1 district. Landscaping requirements are set forth in §23-601, Landscaping and screening requirements.

(h) **Development standards.** The space limits applicable in the C-1 district are as follows:

(1) **Minimum lot area.** Six thousand (6,000) square feet.

(2) **Maximum lot coverage.** Ninety percent (90%).

(3) **Minimum lot width.** Forty (40) feet.

(4) **Minimum front yard.** None.

(5) **Minimum rear yard:**

a. Twenty (20) feet.

(6) **Minimum side yard:**

a. None.

b. Ten (10) feet if abutting a residentially zoned district.

(7) **Maximum building height.** Sixty (60) feet.

(i) **District location.** The C-1 district shall be utilized in areas identified with a future Mixed Use designation on the Comprehensive Plan Future Land Use Map.

(Ord 121-05, §1, 10-25-05; Ord 99-08, §1, 5-27-08; Ord 155-08, §1, 10-7-08; Ord 205-11, §1, 9-27-11; Ord 57-12, §1, 6-6-12; Ord 40-20, §1, 3-24-20; Ord 104-23, §1, 10-10-23; Ord 105-23, §1, 10-10-23; Ord 125-23, §1, 10-10-23)

Sec. 23-113. C-2 general commercial district.

(a) **Purpose.** This district is intended to provide for businesses which serve city and regional markets; provide goods and services to other businesses, as well as consumers, provide services to automobiles and serve the traveling public.

(b) **Principal permitted uses.** The following principal uses are permitted as of right in the C-2 district:

| Residential Uses | Public and Semi Public Uses | Non-Residential Uses |
|--|---|--|
| <ul style="list-style-type: none"> • Assisted living or retirement homes • Nursing or convalescent homes | <ul style="list-style-type: none"> • Clubs • Day care, group • Educational institutions; business, technical or vocational school • Educational institutions; college or university • Governmental facilities • Hospitals • Marina or boat landings • Museums • Places of worship • Public parks or playground • Recreation facilities; non-profit • Registered historic places open to the public and having retail space occupying not more than 10% of | <ul style="list-style-type: none"> • Automobile maintenance shops • Commercial entertainment; excluding sexually-oriented establishments • Drive through facilities pursuant to §23-49 • Greenhouses or greenhouse nurseries • Hotel or motels • Manufacturing, custom pursuant to §23-66(h)(16) • Mobile Service Support Structures and Facilities pursuant to §23-66(h)(22) • Multi-tenant building • Offices |

APPLETON CODE

| | | |
|--|--------------------------------------|--|
| | the gross floor area of the building | <ul style="list-style-type: none"> • Painting/Craft studio without alcohol sales • Parking lots • Personal services • Printing • Professional services • Restaurants (without alcohol) • Restaurants, fast food • Retail businesses • Shopping centers • Towing businesses pursuant to §23-66(h)(15) • Urban farms pursuant to 23-66(h)(17) • Veterinarian clinics |
|--|--------------------------------------|--|

(Ord 106-23, §1, 10-10-23)

(c) **Accessory uses.** Accessory uses in the C-2 district may include:

- (1) The accessory uses, buildings and structures set forth in §23-43 are permitted as of right in the C-2 district.
- (2) Residential dwellings at least ten (10) feet above the street grade of the building.
- (3) Home occupation pursuant to §23-45.
- (4) Outdoor storage and display pursuant to §23-46.
- (5) Fences and walls pursuant to §23-44.
- (6) Refuse containers and dumpster enclosures pursuant to §23-47.

(Ord 126-23, §1, 10-10-23)

(d) **Temporary uses and structures.** Temporary uses and structures specified in §23-54 may be permitted in the C-2 District.

(e) **Special uses.** Special uses in the C-2 district may include:

| Residential Uses | Public and Semi Public Uses | Non-Residential Uses |
|--|--|---|
| <ul style="list-style-type: none"> • None | <ul style="list-style-type: none"> • Educational institutions; elementary school, junior high school or high school • Essential services • Golf courses. However, the clubhouse, practice driving range, practice greens, or miniature golf course shall not be located closer than two hundred (200) feet from any residential structure | <ul style="list-style-type: none"> • Amusement arcades • Any principal building that exceeds thirty-five (35) feet in height • Automobile, RV, truck, cycle, boat sales and display lots, new pursuant to §23-66(h)(5) • Automobile, RV, truck, cycle, boat sales and display lots when including used vehicles pursuant to §23-66(h)(5) • Bar or taverns pursuant to §23-66(h)(6) • Body repair and/or paint shops pursuant to §23-66(h)(4) • Bus terminals • Car washes • Circus or carnivals. However, carnival rides or midways shall not be located within three hundred (300) feet of any residential district and shall be pursuant to §23-66(h)(7) |

ZONING

| Residential Uses | Public and Semi Public Uses | Non-Residential Uses |
|------------------|-----------------------------|---|
| | | <ul style="list-style-type: none"> • Craft-Distillery pursuant to §23-66(h)(19) • Electronic towers pursuant to §23-66(h)(1) • Freight distribution and/or moving centers • Gasoline sales pursuant to §23-66(h)(8) • Helicopter landing pads pursuant to §23-66(h)(9) • Indoor kennels • Landscape business • Manufacturing, light • Microbrewery/Brewpub pursuant to §23-66(h)(19) • Mobile home sales lots • Outdoor commercial entertainment pursuant to §23-66(h)(11) • Painting/Craft studio with alcohol sales pursuant to §23-66(6) • Parking garages • Recycling collection points pursuant to §23-66(h)(14) • Recycling and waste recovery centers pursuant to §23-66(h)(13) • Research laboratories or testing facilities • Restaurants with alcohol pursuant to §23-66(h)(6) • Sexually-oriented establishments pursuant to Article XII • Shelter facility • Tasting rooms pursuant to §23-66(H)(19, 20, 21, or 21) • Wholesale facilities • Winery pursuant to §23-66(h)(21) |

(Ord 107-23, §1, 10-10-23)

(f) ***Site plan.*** Prior to obtaining a building permit on any land in the C-2 district, a site plan shall be required in accordance with §23-570, Site plan review and approval.

(g) ***Parking, loading, and landscape standards.*** Off-street parking and loading requirements are set forth in §23-172, Off-street parking and loading standards. Landscaping requirements are set forth in §23-601, Landscaping and screening standards.

(h) ***Development standards.*** The space limits applicable in the C-2 district are as follows:

- (1) ***Minimum lot area.*** Fourteen thousand (14,000) square feet.
- (2) ***Maximum lot coverage.*** Seventy-five percent (75%).
- (3) ***Minimum lot width.*** Sixty (60) feet.
- (4) ***Minimum front yard.*** Ten (10) feet.
- (5) ***Minimum rear yard.*** Twenty (20) feet.
- (6) ***Minimum side yard.***

- a. None.
- b. Ten (10) feet if abutting a residentially zoned district.

(7) **Maximum building height.** Thirty-five (35) feet (See §23-113 (e)).

(Ord 121-05, §1, 10-25-05; Ord 100-08, §1, 5-27-08; Ord 139-08, §1, 10-7-08; Ord 156-08, §1, 10-7-08; Ord 206-11, §1, 9-27-11; Ord 207-11, §1, 9-27-11; Ord 58-12, §1, 6-6-12; Ord 72-13, §1, 8-13-13; Ord 41-20, §1, 3-24-20; Ord 42-20, §1, 3-24-20; Ord 106-23, §1, 10-10-23; Ord 107-23, §1, 10-10-23; Ord 126-23, §1, 10-10-23)

Sec. 23-114. CBD central business district.

(a) **Purpose.** This district is intended to provide a centrally located and readily accessible area that offers a wide variety of retail, service, financial, entertainment, governmental, and residential uses. A broad range of uses is permitted to reflect downtown's role as a commercial, cultural and government center. Development is intended to be intense with maximum lot coverage, increased building scale and height density and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

(b) **Principal permitted uses.** The following principal uses are permitted as of right in the CBD:

| Residential Uses | Public and Semi Public Uses | Non-Residential Uses |
|--|---|---|
| <ul style="list-style-type: none"> • Assisted living or retirement homes • Nursing or convalescent homes • Dwelling, multi-family, of three (3) or more units, apartment building, or townhouse; however, residential uses are prohibited on the ground floor for any lot with frontage on College Avenue or within 120 feet of College Avenue frontage | <ul style="list-style-type: none"> • Clubs • Day care, group • Educational institutions; college or university • Governmental facilities • Museums • Places of worship • Public park or playgrounds • Registered historic places open to the public and having retail space occupying not more than 10% of the gross floor area of the building | <ul style="list-style-type: none"> • Automobile maintenance shops • Commercial entertainment; excluding sexually-oriented establishments • Hotel or motels • Mobile Service Support Structures and Facilities pursuant to §23-66(h)(22) • Multi-tenant building • Offices • Painting/Craft studio without alcohol sales • Personal services • Printing • Professional services • Restaurants (without alcohol) • Restaurant, fast foods • Retail businesses • Shopping centers • Urban farms pursuant to §23-66(h)(17) • Veterinarian clinics |

(Ord 108-23, §1, 10-10-23)

(c) **Accessory uses.** Accessory uses in the CBD district may include:

- (1) The accessory uses, buildings and structures set forth in §23-43 are permitted as of right in the CBD district.
- (2) Residential dwellings at least ten (10) feet above the street grade of the building.
- (3) Home occupations pursuant to §23-45.
- (4) Fences and walls pursuant to §23-44.

(5) Refuse containers and dumpster enclosures pursuant to §23-47.

(Ord 127-23, §1, 10-10-23)

(d) **Temporary uses and structures.** Temporary uses and structures specified in §23-54 may be permitted in the CBD District.