

SECTION 4: COMMERCIAL, INDUSTRIAL, AND MIXED USE ZONING DISTRICTS

SECTIONS:

- X.4.01 Purposes
- X.4.02 Permitted and Conditional Uses
- X.4.03 Dimensional Standards

X.4.01 PURPOSES

(1) H Hamlet District

The H district is intended to accommodate historic or planned future collections of small-scale commercial, office, institutional, residential, and open space uses in which community character is protected through building scale, appearance, and signage. This district should be generally mapped at or near road crossings that serve as gathering points for rural communities, which are often referred to as "hamlets" or "unincorporated communities". The district best corresponds with the Downtown/Unincorporated Village and Neighborhood Commercial future land use category within the Shawano County Comprehensive Plan.

(2) C-C Commercial-Community District

The C-C district is intended for areas appropriate for indoor commercial, retail, service, tourism-oriented, office, and community facility uses, excluding manufacturing, warehousing, and distribution uses. Development in this district should be characterized by high-quality site, building, landscape, signage, lighting design, and other techniques to manage impacts on surrounding land uses and the rural community. It should be mapped in accordance with adopted town and county comprehensive plans, generally in areas identified within the Community Commercial or Neighborhood Commercial future land use categories in the Shawano County Comprehensive Plan.

(3) C-G Commercial-General District

The C-G district is intended to accommodate a wide range and scale of commercial, office, institutional, light industrial, warehousing, distribution, telecommunication, and outdoor display land uses with moderate attention towards site, building, landscape, signage, and lighting design. It should be mapped in accordance with adopted town and county comprehensive plans, generally in areas identified within the General Commercial or Light Industrial future land use categories in the Shawano County Comprehensive Plan.

(4) M Manufacturing District

The M district is intended to accommodate a range of manufacturing, assembly, office, storage, and other compatible industrial and related land uses. It should be mapped in accordance with adopted town and county comprehensive plans, generally in areas identified within the Light Industrial or Heavy Industrial future land use categories in the Shawano County Comprehensive Plan.

(5) PUD Planned Unit Development District

The PUD district is intended to promote improved design and innovative land uses in the county in accordance with adopted county and town comprehensive plans. This district allows variation in the relationship of uses, structures, and open spaces in developments that are conceived and implemented as cohesive, unified projects. These unified projects must be developed in accordance with detailed site plans approved only following a careful review process. In exchange for this detailed planning, the PUD district offers flexibility from standards required in other zoning districts. The procedure and standards for establishing a PUD district on the zoning map and determining the appropriate range and character of land uses within each individual PUD district are specified in Sections X.8.09(4)(h) and (i) and X.8.07(2)(k).

Permitted and Conditional Uses through Permitted and Conditional Uses

X.4.02 PERMITTED AND CONDITIONAL USES

- (1) Table X.4.02 indicates all of the permitted and conditional uses in the Commercial, Industrial, and Mixed Use zoning districts. Land uses designated with a "P" are permitted-by-right in the associated zoning district. Land uses designated with a "C" are conditional uses in the associated zoning district. If a cell is empty, the associated land use is prohibited in that zoning district. Also prohibited are land uses that are not listed at all in Table X.4.02, except that the Planning, Development and Zoning Committee is authorized to determine that such an unlisted land use is similar enough to one of the land uses listed in Table X.4.02 to have the same permitted-by-right, conditional, or prohibited status as that listed use.
- (2) Within the PUD Planned Unit Development District, a range of different land uses may be permitted and shall be specified within the approved General Development Plan (see Section X.8.07(2)(k)) for each individual PUD district.
- (3) Permitted uses should not be considered the equivalent of uses that require a land use permit, as that term is defined in Section X.9.03(171). While many permitted (and conditional) uses require a land use permit, others do not. See Section X.8.09 for the types of uses, structures, and other activities that require a land use permit.

Table X.4.02: Permitted and Conditional Uses; Commercial, Industrial, and Mixed Use Zoning Districts

↓ LAND USES ↓	Hamlet (H)	Commercial- Community District (C-C)	Commercial- General District (C-G)	Manufacturing (M)	Subject to Land Use Description and Performance Standards in:
Accessory dwelling unit	C				X.9.03(1)
Accessory non-residential structure	P	P	P	P	X.9.03(2)
Accessory residential structure	P	P	P		X.9.03(3)
Adult use				P	X.9.03(11)
Airport, general aviation				C	X.9.03(20)
Airport, private use		C	C		X.9.03(21)
Artisan workshop	P	P	P	P	X.9.03(36)
Asphalt or concrete rock crushing facility or batch/ ready-mix plant		C	C	C	X.9.03(37)
Bed and breakfast establishment	P	C			X.9.03(44)
Boarding house	C	C	C		X.9.03(45)
Brewery	C	C	C	P	X.9.03(46)
Commercial animal services and boarding	C	C	P	P	X.9.03(70)
Commercial services	P	P	P	P	X.9.03(71)
Community living arrangement (1-8 residents)	P				X.9.03(76)

Permitted and Conditional Uses

through

Permitted and Conditional Uses

Table X.4.02: Permitted and Conditional Uses; Commercial, Industrial, and Mixed Use Zoning Districts

↓ LAND USES ↓	Hamlet (H)	Commercial- Community District (C-C)	Commercial- General District (C-G)	Manufacturing (M)	Subject to Land Use Description and Performance Standards in:
Community living arrangement (9-15 residents)	C				X.9.03(76)
Community living arrangement (16+ residents)	C				X.9.03(76)
Contractor shop	P	P	P	P	X.9.03(86)
Contractor's project office	P	P	P	P	X.9.03(85)
Contractor's on-site equipment storage facility	P	P	P	P	X.9.03(84)
Day care center	C	C	C		X.9.03(92)
Distribution center				C	X.9.03(99)
Drive-in or drive-through, including fueling	C	C	C	C	X.9.03(102)
Elderly and/or congregate residential facility	C	C	C		X.9.03(107)
Family day care home (4-8 children)	P				X.9.03(114)
Filling and grading	P/C ¹	P/C ¹	P/C ¹	P/C ¹	X.9.03(120)
Freight or bus terminal				C	X.9.03(126)
General manufacturing				C	X.9.03(130)
General temporary outdoor sales	P	P	P	P	X.9.03(131)
Home Occupation, Major	C	P	P		X.9.03(147)
Home Occupation, Minor	P	P	P		X.9.03(148)
Hotel, motel, or lodging resort	C	C	P		X.9.03(149)
Indoor commercial entertainment or recreation	P	P	P		X.9.03(157)
Indoor sales	P	P	P	P	X.9.03(160)
Indoor sales accessory to manufacturing use			P	P	X.9.03(161)

Permitted and Conditional Uses

through

Permitted and Conditional Uses

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↓ LAND USES ↓	Hamlet (H)	Commercial- Community District (C-C)	Commercial- General District (C-G)	Manufacturing (M)	Subject to Land Use Description and Performance Standards in:
Indoor storage or wholesaling			C	P	X.9.03(162)
Intermediate day care home (9-15 children)	C				X.9.03(165)
In-unit suite	P	P	P		X.9.03(166)
Junk yard or salvage yard				C	X.9.03(167)
Light manufacturing		C	C	P	X.9.03(174)
Light manufacturing use accessory to indoor sales use	C	C	P	P	X.9.03(175)
Major indoor institutional		C	C	C	X.9.03(158)
Minor indoor institutional	P	P	P		X.9.03(159)
Multi Use Facility	C	P	P		X.9.03(201)
Multiple-family dwelling (3-7 units)	C	C			X.9.03(202)
Multiple-family dwelling (8+ units)		C			X.9.03(202)
Non-metallic mineral extraction		C	C	C	X.9.03(211)
Off-site parking lot	C	C	C	C	X.9.03(216)
Office	P	P	P	P	X.9.03(214)
On-site real estate sales office	P	P	P	P	X.9.03(219)
Outdoor commercial entertainment or recreation	C	C	C		X.9.03(224)
Outdoor display incidental to indoor sales use	P	P	P	P	X.9.03(225)
Outdoor institutional	C	P	P		X.9.03(226)
Outdoor public recreation	P	P	P	C	X.9.03(227)
Outdoor sales, display, or repair	C	C	C	C	X.9.03(228)
Outdoor storage or wholesaling				C	X.9.03(229)
Personal Antenna or Tower	C				X.9.03(236)

Permitted and Conditional Uses

through

Permitted and Conditional Uses

Table X.4.02: Permitted and Conditional Uses; Commercial, Industrial, and Mixed Use Zoning Districts

↓ LAND USES ↓	Hamlet (H)	Commercial- Community District (C-C)	Commercial- General District (C-G)	Manufacturing (M)	Subject to Land Use Description and Performance Standards in:
Personal storage facility/ mini-warehouse	C	C	C	P	X.9.03(237)
Pond	C	C	C	C	X.9.03(239)
Portable outdoor storage unit	P	P	P	P	X.9.03(241)
Public utility or service	P ² /C	P ² /C	P ² /C	P ² /C	X.9.03(254)
Research and development	C	C	C	P	X.9.03(262)
Restaurant	P	P	P		X.9.03(265)
Sales of farm and forestry products	P	P	P	P	X.9.03(270)
Salvage Transfer Site		C	C	C	X.9.03(271)
Shipping Containers		C	C	P	X.9.03(282)
Single-family dwelling (including manufactured homes meeting standards in Section X.9.03(283))	P	C	C	C	X.9.03(287)
Solar energy system, Small	P	P	P	P	X.9.03(292)
Solar energy system, Large		C	C	P	X.9.03(291)
Telecommunication facility	P	P	P	P	X.9.03(306)
Temporary stand-alone manufactured or mobile home	P				X.9.03(310)
Tourist rooming house	P	P	P	P	X.9.03(315)
Trucking Facility		P	P	P	X.9.03(318)
Two-family dwelling	P	C			X.9.03(319)
Vehicle course or track		C	C		X.9.03(327)
Vehicle repair or maintenance service	C	C	P	P	X.9.03(328)
Waste disposal/ composting operation				C	X.9.03(332)
Wind energy system, Large		C	C	C	X.9.03(335)
Wind energy system, Small	P	P	P	P	X.9.03(336)

Table X.4.02: Permitted and Conditional Uses; Commercial, Industrial, and Mixed Use Zoning Districts

↓ LAND USES ↓	Hamlet (H)	Commercial- Community District (C-C)	Commercial- General District (C-G)	Manufacturing (M)	Subject to Land Use Description and Performance Standards in:
¹ Placement of between 18 and 199 cubic yards of fill is a permitted-by-right use that requires a land use permit. For lots 2 acres or less in size; placement of 200 cubic yards of fill or greater require a conditional use permit. For lots greater than 2 acres in size; placement of 500 cubic yards of fill or greater may require a conditional use permit. See Section X.9.03 (120) for additional performance standards.					
² If a transportation, utility, communication, or other use is required under state or federal law to be located in a specific place or is authorized to be located in a specific place under a state or federal law, that use shall be a permitted use. In all other cases, such a use shall require a conditional use permit.					

X.4.03 DIMENSIONAL STANDARDS

Tables X.4.03A and X.4.03B indicate dimensional, yard, and other development regulations in Commercial, Industrial, and Mixed Use zoning districts. For additional dimensional standards applicable to lands within the shoreland zone, see the Shawano County Shoreland Zoning Ordinance. In the event of conflict, the more restrictive standard applies. Within the PUD Planned Unit Development District, a range of different dimensional standards may be permitted and shall be specified within the approved General Development Plan for each individual PUD district.

Table X.4.03A: Dimensional, Yard, and Other Development Regulations; Commercial, Industrial, and Mixed Use Zoning Districts

	Hamlet (H)	Commercial- Community District (C-C)	Commercial- General District (C-G)	Manufacturing (M)
Minimum Lot Specifications				
Minimum Lot Size (sq. ft. except where indicated) ¹	Powts: 20,000 Psss/ Pcwts: 6,000	Powts: 1.5 acres Psss/ Pcwts: 12,000	Powts: 1.5 acres Psss/ Pcwts: 20,000	Powts: 1.5 acres Psss/ Pcwts: 20,000
Minimum Lot Width (ft.) ¹	Powts: 80 Psss/ Pcwts: 60	Powts: 125 Psss/ Pcwts: 80	Powts: 125 Psss/ Pcwts: 100	Powts: 125 Psss/ Pcwts: 100
Development Specifications				
Maximum Building Height (feet)	35	45	60	80
Minimum Principal Building Livable Area	SF: 900 TF: 1,200	SF: 900 TF: 1,200	900	900
Minimum Required Yards (ft) ³				
Front Yard or Street Yard	See Table X.4.03B	See Table X.4.03B	See Table X.4.03B	See Table X.4.03B

Dimensional Standards

through

Dimensional Standards

Table X.4.03A: Dimensional, Yard, and Other Development Regulations; Commercial, Industrial, and Mixed Use Zoning Districts

	Hamlet (H)	Commercial-Community District (C-C)	Commercial-General District (C-G)	Manufacturing (M)
Interior Side Yard ⁴	5	10 ⁴	10 ⁴	10 ⁴
Rear Yard ⁴	15 ⁴	25 ⁴	15 ⁴	15 ⁴
Minimum Distance Between Any Building and to Wetland	15	50	50	50
Minimum Distance Between Any Building and State Natural Area	75	75	75	75

Notes:

SF = Single-Family Dwelling; TF = Two-family dwelling;

Powts: If lot is served by private on-site waste treatment system, or pcwts servicing four or fewer lots.

Pss: If lot is served by public sanitary sewer service.

Pcwts: If lot is served by private community waste treatment.

¹ For lots created before the effective date of this Zoning Ordinance April 19, 2011, see Section X.7.05.² Within the H Hamlet District, the maximum gross floor area per building is 10,000 square feet.³ For lots that are less than 100 feet in width, a plat of survey and field demarcation by a registered land surveyor is required for buildings proposed to be within 5 feet of any minimum required yard or setback (see Section X8.09(8) for further details).⁴ For storage sheds and other accessory buildings 150 sq. ft. or less in gross floor area, a 5 foot minimum rear and interior side yard setback shall instead be permitted. Structures 150 sq. ft. or less in gross floor areas do not require a land use permit except within the Shoreland area**Table X.4.03B: Minimum Required Setback for Front and Street Side Yards**

Jurisdiction of Public Road	Minimum Required Front or Street Yard from Centerline of Paved or Gravel Roadway Surface (feet)	Minimum Required Front or Street Yard from Closest Public Road Right-of-Way or Easement Line, if no Paved or Gravel Road Surface (feet)
Municipal Road	50	17
County Trunk Highway	65	35
State Trunk or U.S. Highway	75	45
Exceptions: (1) In no case shall a building be set back less than 25 feet from the nearest State Trunk or U.S. Highway right-of-way line. (2) Where each of the two adjoining lots on either side of a lot contains at least one pre-existing principal building, the minimum required front yard setback on the lot may be reduced to a number equal the average setback of the closest principal buildings to the public street on the adjoining lots, except where such setback would be in violation of exception (1).		