

## ARTICLE IV. - BASIC ZONING DISTRICT REGULATIONS

### Sec. 115-140. - Agricultural district.

- (a) *Statement of purpose.* This section applies to the agricultural district. The agricultural district is established to preserve, in agricultural uses, lands suited to future urban development pending proper timing and economical provision of public utilities and community facilities to ensure compact and orderly land use development. Change of zoning from agriculture to any other zoning district shall be made only when compatible with the Comprehensive Plan.
- (b) *Use regulations.* The following uses are permitted in the agricultural district:
- (1) Single-family detached dwellings.
  - (2) Agricultural uses, but not including commercial dairies, commercial dog kennels, commercial feeding of garbage or offal to swine or other animals, commercial hatcheries and commercial mink, fox and other furbearing animal farms, and rat farms. Buildings or structures used for shelter or feeding of livestock shall be located not less than 150 feet from any lot in a residence district.
  - (3) Churches.
  - (4) Convents and monasteries.
  - (5) Fire stations.
  - (6) Golf courses, but not including commercially operated par three or miniature golf courses or golf driving ranges, provided clubhouses and maintenance buildings shall be located not less than 300 feet from any lot in a residence district.
  - (7) Institutions for the aged and for children.
  - (8) Parks and playgrounds.
  - (9) Accessory uses, including but not limited to the following:
    - a. Athletic fields and playfields, noncommercial, including stadiums or grandstands.
    - b. Dwelling units and lodging rooms in detached buildings for persons regularly employed on the premises and their immediate families.
    - c. Farm dwellings appurtenant to a principal agricultural use.
    - d. Home occupations.
    - e. Professional offices in homes.
    - f. Roadside stands.
    - g. Signs as regulated in chapter 111.
    - h.

Temporary buildings for storage of building materials and equipment and construction purposes when on the same or adjoining lot as the principal use for a period not to exceed the duration of such construction.

(10) Conditional uses as provided in article VI of this chapter.

(c) *Height regulations.* Height regulations shall be the same as in the Multiple Dwelling District.

(d) *Area regulations.* Area regulations shall be the same as in the Residence Dwelling District.

(e) *Vision regulations.* Vision regulations shall be the same as in the Residence Dwelling District.

(f) *Access.* Every lot shall front or abut for a distance of at least 30 feet on a public street.

(Code 1980, § 15.23)

Sec. 115-141. - Exclusive Agricultural District.

(a) *Purposes.* This section applies to the exclusive agricultural district. The purposes of the Exclusive Agricultural District are to:

(1) Preserve agricultural land for food and fiber production;

(2) Protect productive farms;

(3) Maintain a viable agricultural base to support agricultural processing and service industries;

(4) Prevent conflicts between incompatible uses;

(5) Reduce costs of providing services to scattered nonfarm uses;

(6) Pace and shape urban growth; and

(7) Comply with the provisions of the Farmland Preservation Law to permit eligible landowners to receive tax credits under Wis. Stat. ch. 71, subch. IX (Wis. Stat. § 71.57 et seq.).

(b) *Permitted uses.* The following are permitted uses unless regulated as special exceptions under subsection (c) of this section:

(1) *Agricultural uses.* Beekeeping; commercial feedlots; dairying; egg production; floriculture; fish or fur farming; forest and game management; grazing; livestock raising; orchards; plant greenhouses and nurseries; poultry raising; raising of grain, grass, mint and seed crops; raising of fruits; nuts and berries; sod farming and vegetable raising.

(2) *Agriculturally-related residences.* Residence allowed uses are those for an owner of at least a 35-acre parcel; a person who earns the majority of his or her gross income from operating, or the parent or child of the resident owner of the parcel who operate the farm. Pre-existing nonfarm residences may continue and may be altered, repaired or rebuilt if destroyed, but are subject to setback, height and other dimensional requirements of this chapter. The residential use may not be changed to a different residential use, such as from a single-family to multifamily dwelling, or to another use such as commercial, unless the parcel is rezoned.

(3) *Other agriculturally-related structures and improvements.* No structure or improvement may be built unless consistent with agricultural uses as defined in Wis. Stat. § 91.01(2).

(4) *Permitted utility uses.* Gas and electronic utility uses not requiring authorization under Wis. Stat. § 196.491 are permitted uses.

(c) *Special exceptions.*

(1) Agricultural-related, religious, other utility uses which are not permitted uses, institutional or governmental uses which do not conflict with agricultural use and are found necessary in light of alternative locations available for such uses.

(2) *Standards applicable to special exceptions.* The Wisconsin Department of Agriculture, Trade and Consumer Protection shall be notified of the approval of any special exceptions. In passing upon applications for special exceptions, the Board of Appeals shall consider the following relevant factors:

- a. The statement of purposes of this chapter.
- b. Potential for conflict with agricultural use.
- c. Need of the proposed use for a location in an agricultural area.
- d. Availability of alternative locations.
- e. Compatibility with existing or permitted uses on adjacent lands.
- f. Productivity of the lands involved.
- g. Location of the proposed use so as to reduce to a minimum the amount of productive agricultural land converted.
- h. Need for public services created by the proposed use.
- i. Availability of adequate public services and the ability of affected local units of government to provide them without an unreasonable burden.
- j. The effect of the proposed use on water or air pollution, soil erosion and rare or irreplaceable natural resources.

(3) *Conditions which may be attached to special exceptions.* Upon a consideration of information supplied at the public hearing and a review of the standards in subsection (c) of this section, the following conditions may be attached to the granting of a special exception: increased setbacks and yards; specifications for water supply, liquid waste, and solid waste disposal facilities; landscaping and planting screens, sureties, operational controls and time of operation; air pollution controls, erosion prevention measures; location of the use; and similar requirements found necessary to fulfill the purpose and interest of this chapter. Violations of these conditions shall constitute a violation of this chapter as provided in section 115-401.

(d) *Minimum lot, height and yard requirements.*

(1) *Minimum lot size.*

- a.

The minimum lot size to establish a residence or farm operation is 35 acres, except as provided in subsection (d)(1)b—d of this section.

- b. The minimum lot size to establish a separate parcel for an additional residence for persons earning a substantial part of their livelihood from the farm operation or parents or children of the farm operator shall be 20,000 square feet.
- c. Where an additional residence for persons specified in subsection (b) of this section is located on a farm without creating a separate parcel, the residence shall be at least 25 feet from other residences.
- d. The minimum lot size for farm residences or structures existing before adoption of the ordinance from which this chapter is derived and which are separated from a larger parcel through farm consolidation shall be 20,000 square feet.

(2) *Height.*

- a. The maximum height of a farm dwelling shall be 35 feet.
- b. The maximum height of other structures shall be two times their distance from the nearest lot line.

(3) *Yards.*

- a. The minimum side and rear yards for farm dwellings and accessory structures shall be six feet from the nearest lot lines.
- b. Highway setbacks for farm dwellings and structures shall be as specified in chapter 103 and this chapter.

(4) *Minimum lot size, height and yard requirements for special exceptions.* The minimum lot size, height and yard requirements for special exception uses shall be as specified in the special exception permit, but in no case shall be less than six feet from a lot line and shall be set back at least the distance specified in this chapter.

(e) *Standards for rezoning.* The Wisconsin Department of Agriculture, Trade and Consumer Protection shall be notified of all rezonings. Decisions on petitions for rezoning areas zoned for exclusive agricultural use shall be based on findings which consider that:

- (1) Adequate public facilities to serve the development are present or will be provided;
- (2) Providing these facilities will not be an unreasonable burden to local government;
- (3) The land is suitable for development; and
- (4) Development will not cause unreasonable air and water pollution, soil erosion or adverse effects on rare or irreplaceable natural areas.

(Code 1980, § 15.37)

- (a) *Scope and use regulations.* This section applies to the R-1 district. In the Single Family (R-1) Residence District, no building shall be used and no building shall be hereafter erected or structurally altered, unless otherwise provided in this chapter, except for the following uses, including uses customarily incidental to any of the permitted principal uses:
- (1) One-family dwellings.
  - (2) Accessory buildings including one private garage and/or one private carport when such carports are attached to a dwelling or attached to a detached private garage, subject to size and location requirements in section 115-390. A detached carport is subject to the same requirements as a detached private garage as long as the private garage and/or carport or combination thereof do not exceed 1,000 square feet in area.
  - (3) Subject to the provisions of subsections (a)(3)a. and (a)(3)b. of this section, two-family dwellings provided that such were in existence on September 13, 1984, and provided further that such two-family dwelling may be replaced with a two-family dwelling if such replacement has no more than two bedrooms in each dwelling unit.
    - a. No additional bedrooms may be added to any two-family dwellings in existence on September 13, 1984.
    - b. If the unit density is decreased or the property is not used as a two-family dwelling for 12 consecutive months or more then the unit density may not be converted to a two-family dwelling. For the purpose of this subsection, the term "used" means occupied, undergoing active renovation with the appropriate building permits, or an affidavit stating the units are actively being marketed for rent and having proof of publication of rental advertising, signage on the premises or rental magazine.
  - (4) Two or more family dwellings provided that such were in existence on April 10, 1997, have not discontinued the number of dwelling units for a period of 12 months or more, and are located within the area bounded by 9th Street-Farnam Street-east-west alley north of Green Bay Street-West Avenue, and provided further that such two or more family dwellings may be replaced by another two or more family dwellings as long as such replacement shall not contain more units or bedrooms than existed on April 10, 1997 and other applicable building and zoning code requirements for the R-1 District are met.
  - (5) Schools, public and parochial.
  - (6) Public libraries and parks.
  - (7) Churches in existence on August 10, 1989.
  - (8) Family day care homes.
  - (9) Home occupations provided that any such home occupation shall be situated in the main building.

(10) Conditional uses as provided in article VI of this chapter.

(b) *Height regulations.* Height regulations shall be the same as in the Residence District.

(c) *Area regulations.*

(1) *Front yard, side yard and rear yard.* Front yard, side yard and rear yard regulations applicable in the Residence District shall apply to the Single Family Residence District.

(2) *Lot area.* Every lot in the Single Family Residence District of record before August 27, 1938, may have an area of less than 5,000 square feet. Every lot in the Single Family Residence District of record between August 27, 1938, and September 15, 1966, shall have an area of not less than 5,000 square feet. Every lot in the Single Family Residence District not of record September 15, 1966, shall have an area of not less than 7,200 square feet.

(d) *Vision clearance.* Vision clearance shall be the same as in the Residence District.

(e) *Access.* Every lot shall front or abut for a distance of at least 30 feet on a public street.

(Code 1980, § 15.05; Ord. No. 4897, § I, 11-12-2015)

#### Sec. 115-143. - R-2 Residence District Regulations.

(a) *Scope and use regulations.* This section applies to the R-2 District. In the Residence (R-2) District, no building or land shall be used and no building shall be hereafter erected or structurally altered, unless otherwise provided in this chapter, except for the following uses, including uses customarily incidental to any of the permitted principal uses.

(1) One family dwellings.

(2) Two-family dwellings containing no more than three bedrooms in each dwelling unit.

(3) Accessory buildings including one attached or one detached private garage per full dwelling unit shall be permitted per parcel where such private garages will not conflict with any other requirement of this Code.

(4) Churches in existence on August 10, 1989.

(5) Schools, public and parochial.

(6) Public libraries, parks, or community centers not conducted for profit.

(7) Home occupations, provided that any such home occupation shall be situated in the main building.

(8) Family day care homes.

(9) Conditional uses as provided in article VI of this chapter.

(10) Three or more family dwellings provided that such were in existence on April 10, 1997, have not discontinued the number of dwelling units for a period of 12 months or more, and provided further that such three or more family dwellings may be replaced with a three or

more family dwelling as long as such replacement shall not contain more units or bedrooms than that which existed on April 10, 1997, and as long as all other building and zoning code requirements for the R-2 District are met.

(b) *Height regulations.* In the Residence District, no building shall be hereafter erected or structurally altered to exceed 35 feet or 2½ stories in height, except as provided in section 115-390.

(c) *Area regulations.*

(1) *Exceptions for existing nonconforming primary structures.*

- a. Any existing nonconforming primary structure that does not meet current front, rear, or side yard setbacks, may be permitted to construct, on the existing building or structure footprint (foundation line), building alterations or remodeling so long as the newly constructed area does not extend further into the setbacks than the existing building or structure footprint.
- b. Additions may be permitted to an existing primary building or primary structure provided that the addition does not encroach further into a required setback than currently exists along any building line extended.
- c. Existing primary building entrance projections (stoops), into the front, rear, or side yard setbacks that do not meet the criteria of subsection (a) of this section may be replaced with a similar projection constructed building entrance projection is constructed to the same dimensions or smaller.

(2) *Front yards.* On every lot in the Residence District, there shall be a front yard having a depth of not less than 25 feet, provided that where lots comprising 40 percent or more of the frontage on one side of a block are developed with buildings, the required front yard depth shall be the average of the front yard depths of the two adjacent main buildings, or if there is only one adjacent main building the front yard depth of said main building shall govern; provided further that this regulation shall not be so interpreted as to require a front yard depth of more than 25 feet in any case. The entire front yard shall be graded and sodded or seeded in a manner which will produce an acceptable lawn excepting such areas as may be required for driveways and walks.

(3) *Side yards.*

- a. On every lot in the residence district there shall be two side yards, one on each side of the building, and, except as hereinafter provided, neither of such side yards shall be less than six feet in width, and provided further that for any main building other than a one-family dwelling neither of such side yards shall be less than seven feet in width, except that lots occupied by each attached dwelling unit which is located within a single structure, which is attached along a lot line which is approximately perpendicular to the street right-of-way

line, shall not be required to meet this requirement other than the outer side yards of the structure in which the two attached dwelling units are located shall not be less than seven feet in width.

- b. On any lot having a width of less than 44 feet, and of record on August 27, 1938, the width of no side yard shall be less than that heretofore prescribed less one-fourth foot for each foot said lot is less than 44 feet in width, provided further, however, that no side yard shall be less than four feet in width in any case.
- c. The side yard regulations in subsections (3)a. and b. of this section shall apply to all lots including corner lots, except that in the case of a reversed corner lot which faces intersecting streets, the side yard on the street side of such reversed corner lot shall have a width of not less than 50 percent of the front yard depth required on the lots in the rear of such reversed corner lot, and no accessory building on such reversed corner lot shall project beyond the front building line of the lots in the rear of such reversed corner lot; provided, however, that this regulation for reversed corner lots shall not have the effect of reducing the buildable width for the main building to less than 26 feet, or for an accessory building to less than 20 feet, on any lot of record August 27, 1938.

(4) *Rear yards.* On every lot in the Residence District, there shall be a rear yard having a depth of not less than 20 percent of the depth of the lot, provided such rear yard need not exceed 30 feet in depth and shall not in any case be less than 15 feet in depth.

(5) *Lot area.* Every lot in the residence district of record before August 27, 1938, may have an area of less than 5,000 square feet. Every lot in the residence district of record between August 27, 1938, and September 15, 1966, shall have an area of not less than 5,000 square feet. Every lot in the residence district not of record September 15, 1966, shall have an area of not less than 7,200 square feet. Provided, however, the lot area requirements contained in this subsection shall not apply to lots occupied by each dwelling unit within a structure containing two attached dwelling units which are attached along a lot line which is located approximately perpendicular to the street right-of-way line so long as the lot of record before division and upon which the single structure is located contains not less than 7,200 square feet. Provided further, however, in no event shall there be less than 1,200 square feet of lot area per unrelated person or per bedroom, enclosure, or other room used for sleeping purposes.

(d) *Vision clearance.* The vision clearance of this district shall not be less than 20 feet, determined by measuring 20 feet each way from the corner lot at the street intersection on each street lot line, or in the case of an alley, ten feet determined by measuring ten feet along the street line and ten feet along the alley line, in the case of other than a corner lot, 15 feet from the front property line, and in the case of a driveway is along the driveway and is 15 along the street.

(e) *Access.* Every lot shall front or abut for a distance of at least 30 feet on a public street.



Sec. 115-144. - R-3 Special Residence District regulations.

- (a) *Scope and use regulations.* This section applies to the R-3 District. In the Special Residence (R-3) District, no building or land shall be used and no building shall be hereafter erected or structurally altered, unless otherwise provided in this chapter, except for the following uses, including uses customarily incidental to any of the permitted principal uses:
- (1) One family dwellings.
  - (2) Two-family or three-family dwellings containing no more than three bedrooms in each dwelling unit.
  - (3) Four or more family dwellings provided that such were in existence on April 10, 1997 and provided further that such four or more family dwellings may be replaced with a four or more family dwelling as long as such replacement shall not contain more units than that which existed on April 10, 1997, and as long as all other building and zoning code requirements for the R-3 District are met.
  - (4) Accessory buildings including one attached or detached private garage per dwelling unit.
  - (5) Churches in existence on August 10, 1989.
  - (6) Schools, public and parochial.
  - (7) Community centers not conducted for profit.
  - (8) Home occupations, provided that any such home occupation shall be situated in the main building.
  - (9) Family day care homes.
  - (10) Conditional uses as provided in article VI of this chapter.
- (b) *Height regulations.* In the Special Residence District, no building shall be erected or structurally altered to exceed 35 feet or 2½ stories in height, except as provided in section 115-390.
- (c) *Area regulations.*
- (1) *Front yards.* On every lot in the Special Residence District there shall be a front yard having a depth of not less than 25 feet, provided that where lots comprising 40 percent or more of the frontage on one side of a block are developed with buildings, the required front yard depth shall be the average of the front yard depths of the two adjacent main buildings, or if there is only one adjacent main building the front yard depth of said main building shall govern; provided further that this regulation shall not be so interpreted as to require a front yard depth of more than 25 feet in any case. The entire front yard shall be graded and sodded or seeded in a manner which will produce an acceptable lawn excepting such areas as may be required for driveways and walks.

(2) *Side yards.*

- a. On every lot in the Special Residence District, there shall be two side yards, one on each side of the building, and except as hereinafter provided, neither of such side yards shall be less than six feet in width, and provided further that for any main building other than a one-family dwelling neither of such side yards shall be less than seven feet in width, except that lots occupied by each attached dwelling unit which is located within a single structure, which is attached along a lot line which is approximately perpendicular to the street right-of-way line, shall not be required to meet this requirement other than the outer side yards of the structure in which the two attached dwelling units are located shall not be less than seven feet in width.
- b. On any lot having a width of less than 44 feet, and of record on August 27, 1938, the width of no side yard shall be less than that heretofore prescribed less one-fourth foot for each foot said lot is less than 44 feet in width; provided further, however, that no side yard shall be less than four feet in width in any case.
- c. The side yard regulations in subsections (2)a and b of this section shall apply to all lots including corner lots, except that in the case of a reversed corner lot which faces intersecting streets, the side yard on the street side of such reversed corner lot shall have a width of not less than 50 percent of the front yard depth required on the lots in the rear of such reversed corner lot, and no accessory building on such reversed corner lot shall project beyond the front building line of the lots in the rear of such reversed corner lot; provided, however, that this regulation for reversed corner lots shall not have the effect of reducing the buildable width for the main building to less than 26 feet, or for an accessory building to less than 20 feet, on any lot of record August 27, 1938.

(3) *Rear yards.* On every lot in the Special Residence District, there shall be a rear yard having a depth of not less than 20 percent of the depth of the lot, provided such rear yard need not exceed 30 feet in depth and shall not in any case be less than 15 feet in depth.

(4) *Lot area.* Every lot in the Special Residence District before August 27, 1938, may have an area of less than 5,000 square feet. Every lot in the Special Residence District of record between August 27, 1938 and September 15, 1966 shall have an area of not less than 5,000 square feet. Every lot in the Special Residence District not of record September 15, 1966 shall have an area of not less than 7,200 square feet. Provided, however, the lot area requirements contained in this subsection shall not apply to lots occupied by each dwelling unit within a structure containing two attached dwelling units which are attached along a lot line which is located approximately perpendicular to the street right-of-way line so long as the lot of record

before division and upon which the single structure is located contains not less than 7,200 square feet. Provided further, however, in no event shall there be less than 1,800 square feet of lot area per family dwelling.

(d) *Vision clearance.* The vision clearance of the Special Residence District shall not be less than 20 feet, determined by measuring 20 feet each way from the corner lot at the street intersection on each street lot line, or in the case of an alley, ten feet determined by measuring ten feet along the street line and ten feet along the alley line, and in the case of other than a corner lot, 15 feet from the front property line

(e) *Access.* Every lot shall front or abut for a distance of at least 30 feet on a public street.

(Code 1980, § 15.39)

Sec. 115-145. - Low Density Multiple Dwelling District regulations.

(a) *Scope and use regulations.* This section applies to the R-4 District. In the Low Density Multiple Dwelling (R-4) District, no building or land shall be used and no building shall be hereafter erected or structurally altered unless otherwise provided in this chapter, except for the following uses, including uses customarily incidental to any of the permitted principal uses:

(1) One-, two-, three- and four-family dwellings.

(2) Accessory buildings including one attached or detached private garage per dwelling unit.

(3) Multiple dwellings containing more than four dwelling units in existence on (the effective date of the ordinance from which this chapter is derived).

(4) Churches and convents.

(5) Schools, public and parochial.

(6) Museums, public libraries, parks or community centers not conducted for profit.

(7) Home occupations, provided that any such home occupation shall be situated in the main building.

(8) Family day care homes.

(9) Conditional uses as provided in article VI of this chapter.

(10) Five or more family dwellings provided that such were in existence on April 10, 1997 and provided further that such five or more family dwellings may be replaced with a five or more family dwelling as long as such replacement shall not contain more units than that which existed on April 10, 1997 and as long as all other building and zoning code requirements for the R-4 District are met.

(b) *Height regulations.* In the Low Density Multiple Dwelling District, no building shall be hereafter erected or structurally altered to exceed 35 feet or 2½ stories in height except as provided in section 115-390.

(c) *Area regulations.*

- (1) *Front yards.* On every lot in the Low Density Multiple Dwelling District, there shall be a front yard having a depth of not less than 20 feet, provided that where lots comprising 40 percent or more of the frontage on one side of the block are developed with buildings, the required front yard depth shall be the average of the front yard depths of the two adjacent main buildings or, if there is only one adjacent main building, the front yard depth of said main building shall govern, provided further that this regulation shall not be so interpreted as to require a front yard depth of more than 20 feet in any case. The entire front yard shall be graded and sodded or seeded in a manner which will produce an acceptable lawn excepting such area as may be required for driveways and walks.
  - (2) *Side yards and rear yards.* The side yard and rear yard regulations applicable in the Residence District shall apply in the Low Density Multiple Dwelling District.
  - (3) *Lot area per family.* Every building hereafter erected or structurally altered in the Low Density Multiple Dwelling District shall be provided with a lot area of not less than 1,800 square feet per family.
  - (4) *Lot area.* Every lot in the Low Density Multiple Dwelling District of record before August 27, 1938, may have an area of less than 5,000 square feet. Every lot in the Low Density Multiple Dwelling District of record between August 27, 1938, and September 15, 1966, shall have an area of not less than 5,000 square feet. Every lot in the Low Density Multiple Dwelling District not of record September 15, 1966, shall have a lot area of not less than 7,200 square feet.
- (d) *Vision clearance.* The vision clearance of this District shall not be less than 20 feet determined by measuring 20 feet each way from the corner lot at the street intersection on each street lot line, or in the case of an alley, ten feet determined by measuring ten feet along the street line and ten feet along the alley line, and in the case of other than a corner lot, 15 feet from the front property line.

(Code 1980, § 15.24)

Sec. 115-146. - Multiple Dwelling District regulations.

- (a) *Scope and use regulations.* This section applies to the R-5 District. In the Multiple Dwelling (R-5) District, no building or land shall be used and no building shall be hereafter erected or structurally altered, unless otherwise provided in this chapter, except for the following uses, including uses customarily incidental to any of the permitted principal uses:
- (1) Any use permitted in the Low Density Multiple Dwelling (R-4) District.
  - (2) Multiple dwellings; boardinghouses, roominghouses, fraternities and sororities occupied by less than six persons.
  - (3) Conditional Uses as provided in article VI of this chapter.

- (b) *Height regulations.* In the multiple dwelling districts, no building shall hereafter be erected or structurally altered to exceed 55 feet or four stories in height, excepting as provided in section 115-390.
- (c) *Area regulations.*
- (1) *Front yards.* On every lot in the Multiple Dwelling District there shall be a front yard having a depth of not less than 20 feet, provided that where lots comprising 40 percent or more of the frontage on one side of a block are developed with buildings, the required front yard depth shall be the average of the front yard depths of the two adjacent main buildings, or if there is only one adjacent main building the front yard depth of said main building shall govern; provided further that this regulation shall not be so interpreted as to require a front yard depth of more than 20 feet in any case. The entire front yard shall be graded and sodded or seeded in a manner which will produce an acceptable lawn excepting such areas as may be required for driveways and walks.
  - (2) *Side yards and rear yards.* The side yard and rear yard regulations applicable in the Residence District shall also apply in the multiple dwelling district.
  - (3) *Courts.* In the Multiple Dwelling District, every court required by this chapter shall have a width not less than its length; provided, however, that such court need not exceed 24 feet in width.
  - (4) *Lot area per family.* Every building hereafter erected or structurally altered shall be provided with a lot area of not less than 1,500 square feet per family.
  - (5) *Lot area.* Every lot in the Multiple Dwelling District of record before August 27, 1938, may have an area of less than 5,000 square feet. Every lot in the multiple dwelling district of record between August 27, 1928, and September 15, 1966, shall have an area of not less than 5,000 square feet. Every lot in the multiple dwelling district not of record September 15, 1966, shall have an area of not less than 7,200 square feet.
- (d) *Vision clearance.* The vision clearance of this district shall not be less than 20 feet, determined by measuring 20 feet each way from the corner lot at the street intersection on each street lot line, or in the case of an alley, ten feet determined by measuring ten feet along the street line and ten feet along the alley line, and in the case of other than a corner lot, 15 feet from the front property line.
- (e) *Access.* Every lot shall front or abut for a distance of at least 30 feet on a public street.

(Code 1980, § 15.07; Ord. No. 5200, § I, 12-9-2021)

Sec. 115-147. - R-6 Special Multiple Dwelling District.

- (a) *Scope and use regulations.* This section applies to the R-6 District. In the Special Multiple Dwelling (R-6) District, no building or land shall be used and no building shall be hereafter erected or structurally altered, unless otherwise provided in this chapter, except for the following uses, including uses customarily incidental to any of the permitted principal uses:
- (1) Any use permitted in the Multiple Dwelling (R-5) District.
  - (2) Conditional uses as provided in article VI of this chapter.
- (b) *Height regulations.* In the Special Multiple Dwelling District, no building shall hereafter be erected or structurally altered to exceed 100 feet or ten stories in height, excepting as provided in section 115-390.
- (c) *Area regulations.*
- (1) *Front yards.* On every lot in the Special Multiple Dwelling District, there shall be a front yard having a depth of not less than 15 feet or the established setback permitted under section 115-143(c)(1).
  - (2) *Side yards and rear yards.* The side yard and rear yard regulations applicable in the Residence District shall also apply in the Special Multiple Dwelling District, except that the side yard width shall be increased by one foot for each story of a building or part thereof above the second story.
  - (3) *Courts.* The court regulations applicable in the Multiple Dwelling District shall also apply to the Special Multiple Dwelling District.
  - (4) *Lot area per family.* Every building hereafter erected or structurally altered shall be provided with a lot area of not less than 400 square feet per family.
  - (5) *Lot area.* Lot area regulations applicable in the Multiple Dwelling District shall also apply to the Special Multiple Dwelling District.
- (d) *Vision clearance.* The vision clearance regulations applicable in the Multiple Dwelling District shall also apply to the Special Multiple Dwelling District.
- (e) *Access.* The access regulations applicable in the Multiple Dwelling District shall also apply to the Special Multiple Dwelling District.

(Code 1980, § 15.15)

Sec. 115-148. - Washburn Neighborhood Residential District.

- (a) *Purpose.* This section applies to the Washburn Neighborhood Residential District. The purpose of this section is to foster the City's Comprehensive Plan to provide for livable neighborhoods for City residents. The Washburn Neighborhood Zoning District is created to encourage people to work and live in the City of La Crosse. This district will provide areas for recreational activities and social activities. It will encourage single-family dwellings.

(b) *Use regulations.* In the Washburn Neighborhood Residential District, no building or land shall be used and no building shall be hereafter erected or structurally altered, unless otherwise provided in this chapter, except for the following uses, including uses customarily incidental to any of the permitted principal uses:

(1) Any use permitted in the Single-Family (R-1) District, excluding subsection 115-142(a)(10).

(c) *Height regulations.* In the Washburn Neighborhood Residential District no building shall hereafter be erected or structurally altered to exceed 35 feet or 2½ stories in height, excepting as provided in section 115-390.

(d) *Area regulations.*

(1) *Front yards.* On every lot in the Washburn Neighborhood Residential (R-7) District, there shall be a front yard having a depth of not less than 25 feet, provided that where lots comprising 40 percent or more of the frontage on one side of a block are developed with buildings, the required front yard depth shall be the average of the front yard depths of the two adjacent main buildings, or if there is only one adjacent main building the front yard depth of said main building shall govern; provided further that this regulation shall not be so interpreted as to require a front yard depth of more than 25 feet in any case. The entire front yard shall be graded and sodded or seeded in a manner which will produce an acceptable lawn excepting such areas as may be required for driveways and walks.

(2) *Side yards.*

- a. On every lot in the Residence District, there shall be two side yards, one on each side of the building, and, except as hereinafter provided, neither of such side yards shall be less than six feet in width, and provided further that for any main building other than a one-family dwelling neither of such side yards shall be less than seven feet in width, except that lots occupied by each attached dwelling unit which is located within a single structure, which is attached along a lot line which is approximately perpendicular to the street right-of-way line, shall not be required to meet this requirement other than the outer side yards of the structure in which the two attached dwelling units are located shall not be less than seven feet in width.
- b. On any lot having a width of less than 44 feet, and of record on August 27, 1938, the width of no side yard shall be less than that heretofore prescribed less one-fourth foot for each foot said lot is less than 44 feet in width; provided, further, however, that no side yard shall be less than four feet in width in any case.
- c. The side yard regulations in subsections (2)a and b of this section shall apply to all lots including corner lots, except that in the case of a reversed corner lot which faces intersecting streets, the side yard on the street side of such reversed corner lot shall have a width of not less than 50 percent of the front yard depth required on the lots in the rear

of such reversed corner lot, and no accessory building on such reversed corner lot shall project beyond the front building line of the lots in the rear of such reversed corner lot; provided, however, that this regulation for reversed corner lots shall not have the effect of reducing the buildable width for the main building to less than 26 feet, or for an accessory building to less than 20 feet, on any lot of record August 27, 1938.

- (3) *Rear yards.* On every lot in the residence district, there shall be a rear yard having a depth of not less than 20 percent of the depth of the lot, provided such rear yard need not exceed 30 feet in depth and shall not in any case be less than 15 feet in depth.
- (4) *Lot area.* Every lot in the residence district of record before August 27, 1938, may have an area of less than 5,000 square feet. Every lot in the residence district of record between August 27, 1938, and September 15, 1966, shall have an area of not less than 5,000 square feet. Every lot in the Residence District not of record September 15, 1966, shall have an area of not less than 7,200 square feet. Provided, however, the lot area requirements contained in this subsection shall not apply to lots occupied by each dwelling unit within a structure containing two attached dwelling units which are attached along a lot line which is located approximately perpendicular to the street right-of-way line so long as the lot of record before division and upon which the single structure is located contains not less than 7,200 square feet; provided, further, however, in no event shall there be less than 1,200 square feet of lot area per unrelated person or per bedroom, enclosure, or other room used for sleeping purposes.
- (e) *Vision clearance.* The vision clearance of this district shall not be less than 20 feet, determined by measuring 20 feet each way from the corner lot at the street intersection on each street lot line, or in the case of an alley, ten feet determined by measuring ten feet along the street line and ten feet along the alley line.
- (f) *Access.* Every lot shall front or abut for a distance of at least 30 feet on a public street.
- (g) *Architectural control.* As part of the conditional use application process for new multifamily buildings, it is recommended that the potential developer(s) meet with Department of Planning and Development staff to discuss architectural detail, green space, etc.
- (1) *Purpose.* The purpose of this section is to encourage the physical development of properties located within the Washburn Neighborhood Residential (R-7) Zoning District in a way that it will provide a higher degree of aesthetic satisfaction through architectural design and the preservation of natural beauty thereby providing for the well-being of its occupants as well as for greater economic stability through preservation and enhancement of property values. The regulation of the architectural appearance of all structures to be erected, except for single-family dwellings, and the substantial improvement of all existing structures which would affect their exterior appearance, except for single-family dwellings, and of the site on which they are to be placed is hereby undertaken with this purpose in mind.



- (2) Special application procedure. Pre-application conference required: At least 30 days prior to filing for a building permit with the Department of Planning and Development, the owner or agent making such petition shall meet with the Department of Planning and Development to discuss the proposed building project including the purpose of the architectural review. This pre-application conference will be coordinated by the Department of Planning and Development and a building permit application cannot be applied for unless this required pre-application conference is held.
- (3) Approval required for building permit. No building permit shall be issued for any new structure, except for one- or two-family dwellings, or for the substantial improvement of existing structures which would affect their exterior appearance, except for single-family dwellings, in the Washburn Neighborhood Residential (R-7) Zoning District unless it has received the approval of the Design Review Board.
- (4) Design Review Board.
  - a. The Design Review Board shall be composed of the members of the City Plan Commission. All members shall serve without compensation. The secretarial work of the Board shall be done by an employee of the Department of Planning and Development, and the office of the Department of Planning and Development shall be considered the office of the Board.
  - b. The Design Review Board shall meet during the regularly scheduled City Plan Commission meeting or at a special meeting to hear and review any applicable development submitted to it pursuant to the provisions of this section.
  - c. The Design Review Board shall keep records of all its proceedings and its decisions and shall be stated in writing, including the specific reasons for refusing approval.
- (5) Submittal of plans to Design Review Board. In order to ensure that no applicable development would be in conflict with the provisions of this section, the Director of Planning and Development shall submit to the Design Review Board the plans for all applicable new construction and substantial improvement to existing structures, including adequate elevations or sketches and site plans, including landscaping, to enable the Board to judge the development's appearance. Building permits for any applicable development shall not be issued by the Department of Planning and Development unless the Design Review Board has approved such plans. The Design Review Board shall act on all applicable building plans at the regular meeting of the City Plan Commission. If there has been no required pre-application conference held, the Design Review Board shall not schedule a meeting. Plans must be submitted to the Department of Planning and Development at least seven days prior to the Design Review Board meeting.

(6)

Appeal. Any person aggrieved by the decision of the Design Review Board may appeal the same to the Common Council's Judiciary and Administration Committee.

(7) The plan review fee shall be as established by resolution.

(Code 1980, § 15.45; Ord. No. 5186, §§ I, II, 7-8-21)

Sec. 115-149. - Local Business District.

- (a) *Scope and use regulations.* This section applies to the Local Business District. In the Local Business District, no building or land shall be used and no building shall be hereafter erected or structurally altered, except as otherwise provided in this chapter, for any of the following uses:
- (1) Animal or veterinary hospital or clinic; animal sales shop that includes a kennel where animals are bred or boarded; or stable.
  - (2) Automobile trucking or transfer service or storage yard.
  - (3) Blacksmith or horseshoeing shop.
  - (4) Bottling works.
  - (5) Building materials yard or warehouse.
  - (6) Cabinet making or carpenter shop.
  - (7) Carpet or rug cleaning employing more than 12 persons on the premises.
  - (8) Cigar manufacture, employing more than five persons on the premises.
  - (9) Cement or lime warehouse.
  - (10) Cleaning or dyeing establishment employing more than 12 persons on the premises.
  - (11) Coal, coke or wood yard.
  - (12) Cold storage warehouse.
  - (13) Commission house or wholesale produce business.
  - (14) Contractor's storage yard or plant.
  - (15) Dairy, wholesale.
  - (16) Electric power plant or substation.
  - (17) Enameling, painting, plating, japanning, shellacking or lacquering shop.
  - (18) Hatchery or pigeon raising.
  - (19) Ice plant or storage of more than five tons capacity.
  - (20) Laundry employing more than five persons on the premises.
  - (21) Machine shop, tin shop, sheet metal shop, plumbing shop, welding shop, or pattern shop employing more than three persons on the premises.
  - (22) Monument works employing more than three persons on the premises.
  - (23)

Any kind of manufacture or treatment, other than personal service shops, or the manufacture or treatment of products purely incidental to the conduct of a retail business conducted on the premises.

- (24) Any use excluded from the Light Industrial District, except dwellings above the first story, crematories permitted by a conditional use permit under section 115-349, and dwellings on the first story or below permitted by conditional use permit under section 115-343.
  - (25) General garages where motor driven vehicles are equipped, repaired, hired, sold or stored.
  - (26) Conditional uses as provided for in article VI of this chapter.
  - (27) Used car lot.
  - (28) Parking lots, unless the parking lot is an accessory use to a primary structure on the same lot.
- (b) *Height regulations.* No building hereafter erected or structurally altered in the Local Business District shall exceed 45 feet or three stories in height.
- (c) *Area regulations.*
- (1) *Side yards.* In the Local Business District no side yard shall be required except as follows:
    - a. Buildings erected for dwelling purposes exclusively shall comply with the side yard regulations of the residence district.
    - b. Where a lot abuts upon the side of a lot in the Residence District or Multiple Dwelling District, there shall be a side yard of not less than six feet in width.
    - c. Every side yard that is provided where not required by these regulations shall be not less than six feet in width except that the Fire Chief may allow a side yard setback between zero feet and six feet if it is determined that said setback shall not jeopardize fire safety.
  - (2) *Rear yards.* On every lot in the Local Business District, there shall be a rear yard having a depth of not less than 20 feet.
  - (3) *Outer courts.* In the Local Business District, no outer court abutting upon the side of an adjoining lot shall be less than six feet in width and no outer court not abutting upon an adjoining lot shall be less than ten feet in width for a court one story in height and 30 feet or less in length. For each additional story of height, the width of every such court shall be increased one foot and for any additional length the width of every court shall be further increased at the rate of one foot in ten feet.
  - (4) *Inner courts.* In the Local Business District, no inner court shall be less than 16 feet in width nor shall the width of any such court be less than one-half of its height.
  - (5) *Lot area per family.* Every building hereafter erected or structurally altered in the Local Business District shall be provided with a lot area of not less than 1,000 square feet per family; provided, however, that this regulation shall not apply to bed and breakfast establishments, motels, hotels or apartment hotels, where no cooking is done in any individual room, suite or apartment; provided, however, this requirement of having a lot area

of not less than 1,000 square feet per family shall not pertain to high density residential units in the Central Business District defined as the area between Cameron Avenue, the Mississippi River, the La Crosse River and Seventh Street.

- (d) *Vision clearance.* The vision clearance of this district shall not be less than ten feet, determined by measuring ten feet each way from the corner lot at the street intersection on each street lot line; provided, however, upon review by the City Traffic Engineer and approval by the Board of Public Works, a vision clearance of less than ten feet may be approved for high density residential properties located in the Central Business District defined as the area between Cameron Avenue, the Mississippi River, the La Crosse River and Seventh Street once it has been reviewed by the City Traffic Engineer and approved by the Board of Public Works.

(Code 1980, § 15.08; Ord. No. 5091, § II, 5-9-2019)

Sec. 115-150. - Community Business District.

- (a) *Scope and use regulations.* This section applies to the Community Business District. In the Community Business District, no building or land shall be used and no building shall be hereafter erected or structurally altered unless otherwise provided in this chapter except for the following uses:
- (1) Business and professional offices.
  - (2) Clubs and lodges.
  - (3) Financial institutions.
  - (4) Hotels and motels.
  - (5) Newspaper offices.
  - (6) Plazas and observation decks.
  - (7) Private indoor recreation and cultural facilities.
  - (8) Public passenger transportation terminals such as heliports, bus and rail depots.
  - (9) Public recreation and cultural facilities.
  - (10) Radio broadcasting studios.
  - (11) Residences above the first story.
  - (12) Restaurants and other places serving food or drink.
  - (13) Retail and personal or business service establishments.
  - (14) Swimming pools.
  - (15) Television broadcasting studios.
  - (16) Theaters.
  - (17) Public buildings.

(18) Conditional uses as provided in article VI of this chapter.

(b) *Height regulations.* No building hereafter erected or structurally altered in the Community Business District shall exceed 160 feet in height.

(c) *Area regulations.*

(1) *Side yards.* In the Community Business District, no side yards shall be required except that every side yard that is provided where not required by these regulations shall be not less than six feet in width.

(d) *Vision clearance.* The vision clearance requirements for this district shall be the same as those required for the Local Business District.

(Code 1980, § 15.09)

Sec. 115-151. - Commercial District.

(a) *Scope and use regulations.* This section applies to the Commercial District. In the Commercial District, no building or land shall be used and no building shall be hereafter erected or structurally altered unless otherwise provided in this chapter, except for the following uses:

(1) Any use permitted in the Local Business District.

(2) General garages.

(3) Conditional uses as provided in article VI of this chapter.

(4) Bakeries in which no more than 10,000 square feet are devoted to manufacturing purposes on the premises.

(5) Used car lots.

(b) *Height regulations.* No building hereafter erected or structurally altered in the Commercial District shall exceed 100 feet or eight stories in height.

(c) *Area regulations.*

(1) *Side yards.* The side yard regulations applicable in the local business district shall also apply in the Commercial District.

(2) *Rear yards.* On every lot in the Commercial District, there shall be a rear yard having a depth of not less than nine feet; provided, however, that each story of a building used in any part for dwelling purposes shall be provided with a rear yard having a depth of not less than 20 feet. A residential attached or detached garage is permitted in the C-2 Commercial Zoning District on lots that are smaller than 7,200 square feet provided that there is not an existing garage on the lot or parcel and the commercial building has residential dwellings. The size of an attached garage cannot be larger than the footprint square footage of the principal building or structure and a detached garage cannot be larger than 600 square feet. Said garage is required to meet the side yard setbacks under this chapter and cannot be in the

front yard setback. There must be a minimum of a six foot rear yard setback for an attached or detached garage and the location of the garage and setbacks must be approved by the City of La Crosse Fire Department.

(3) *Outer courts.* The outer court regulations applicable in the Local Business District shall also apply in the Commercial District.

(4) *Inner courts.* In the Commercial District, no inner court shall be less than 16 feet in width nor shall the width of any such court be less than one-third of its height.

(5) *Lot area per family.* The lot area per family regulations applicable in the Local Business District shall also apply in the Commercial District.

(d) *Vision clearance.* The vision clearance requirements for this district shall be the same as for the Local Business District.

(Code 1980, § 15.10)

Sec. 115-152. - Light Industrial District.

(a) *Scope and use regulations.* This section applies to the Light Industrial District. In the Light Industrial District, no building or land shall be used and no building shall be hereafter erected or structurally altered, except as otherwise provided in this chapter, for any of the following uses:

(1) Acetylene gas manufacture or storage.

(2) Acid manufacture.

(3) Alcohol manufacture.

(4) Ammonia, bleaching powder or chlorine manufacture.

(5) Arsenal.

(6) Asphalt manufacture or refining.

(7) Auto wrecking or junkyard.

(8) Bag cleaning.

(9) Blast furnace.

(10) Boiler works.

(11) Brewery or malt house.

(12) Brick, tile or terra cotta manufacture.

(13) Candle manufacture.

(14) Celluloid manufacture.

(15) Cement, lime, gypsum, or plaster of Paris manufacture.

(16) Coke ovens.

(17) Concrete mixing or product manufacture.

- (18) Cooperage works.
- (19) Creamery, milk condensing, cheese factory.
- (20) Crematory.
- (21) Creosote treatment or manufacture.
- (22) Disinfectant manufacture.
- (23) Distillation of bones, coal or wood.
- (24) Dyestuff manufacture.
- (25) Explosives or fireworks, manufacture or storage.
- (26) Exterminator or insect poison manufacture.
- (27) Emery cloth or sand paper manufacture.
- (28) Fat rendering.
- (29) Fertilizer manufacture.
- (30) Fish smoking or curing.
- (31) Forge Plant.
- (32) Garbage, offal or dead animal reduction or dumping.
- (33) Gas (illuminating or heating) manufacture.
- (34) Glue, size or gelatin manufacture.
- (35) Iron, steel, brass or copper foundry or fabricating plant.
- (36) Lamp black manufacture.
- (37) Match manufacture.
- (38) Oil cloth or linoleum manufacture.
- (39) Oiled or rubber good manufacture.
- (40) Ore reduction.
- (41) Paint, oil, shellac, turpentine or varnish manufacture.
- (42) Paper or pulp manufacture.
- (43) Planing mills.
- (44) Potash works.
- (45) Pyroxylin manufacture.
- (46) Refining or wholesale storage of petroleum or petroleum products, or retail storage of petroleum in tanks exceeding 2,000 gallons capacity.
- (47) Rock crushing.
- (48) Rolling mills, feed grinding.
- (49) Rubber or gutta-percha manufacture or treatment.

- (50) Sauerkraut or pickle manufacture.
- (51) Shoe polish manufacture.
- (52) Salt works.
- (53) Smelting of copper, tin, zinc, or iron ores.
- (54) Soap manufacture.
- (55) Soda or washing compound manufacture.
- (56) Stable, riding academy, livestock corral, or barn for livestock.
- (57) Stockyards, slaughter of animals, or abattoir.
- (58) Stone quarry or mill.
- (59) Storage or baling of scrap paper, iron, rags or junk.
- (60) Stove polish manufacture.
- (61) Sulphuric, nitric, or hydrochloric acid manufacture.
- (62) Tallow, grease or lard manufacturing or refining from animal fat.
- (63) Tanning, curing or storage of raw hides or skins.
- (64) Tar distillation or manufacture.
- (65) Tobacco (chewing) manufacture or treatment.
- (66) Vinegar manufacture.
- (67) Wool pulling or scouring.
- (68) Yeast plant.
- (69) In general, those uses which may be obnoxious or offensive by reason of the emission of odor, dust, smoke, gas or noise.
- (70) Dwelling, except for one owner or a watchman or a caretaker employed on the premises, and members of their families; provided, however, that any dwelling in existence and situated on any premises zoned light industrial on November 26, 1957, shall be exempt from the ordinary restrictions applying to nonconforming uses.

(b) *Height and area regulations.* The height and area regulations applicable in the Commercial District shall also apply in the Light Industrial District.

(c) *Vision clearance.* The vision clearance requirements for this district shall be the same as for the Local Business district.

(Code 1980, § 15.11)

Sec. 115-153. - Heavy Industrial District.



(a) *Scope and use regulations.* This section applies to the Heavy Industrial District. In the Heavy Industrial District, buildings and land may be used for any purpose whatsoever not in conflict with any ordinance of the City, provided, however, no dwelling shall be constructed in such district except a dwelling for one owner, a watchperson or a caretaker employed on the premises and for members of such person's family; provided, further, however, that no building or occupancy permit shall be issued for any of the following or other extremely nauseous, obnoxious, offensive, dangerous or unwholesome uses until and unless the location of such use shall have been approved as a conditional use by the Common Council as provided in subsections (a)(15), and (16) and (17) of this section, or by the Board of Zoning Appeals after a public hearing shall have been held thereon, and any such decision by the Board of Zoning Appeals shall be consistent with the purpose, spirit and intent of this chapter, and provided further, however, that any dwelling in existence situated on any premises zoned heavy industrial on November 26, 1957, shall be exempt from the ordinary restrictions applying to nonconforming uses.

- (1) Acid manufacture.
- (2) Automobile or machinery wrecking, salvaging or rebuilding.
- (3) Cement, lime, gypsum or plaster of Paris manufacture.
- (4) Distillation of bones.
- (5) Explosives, manufacture or storage.
- (6) Fat rendering or rendering works.
- (7) Fertilizer manufacture.
- (8) Forge plant.
- (9) Garbage, offal or dead animal reduction or dumping.
- (10) Glue manufacture.
- (11) Junkyard.
- (12) Petroleum refining.
- (13) Smelting of tin, copper, zinc, or iron ores.
- (14) Stockyards, abattoir, or slaughtering of animals.
- (15) Garbage, trash or recycling transfer facilities only when approved as a Conditional Use by the Common Council, as provided in article VI of this chapter.
- (16) Biodiesel production made from waste fats and oils when such facility is approved as a conditional use by the Common Council as provided in article VI of this chapter.
- (17)

Metallic or nonmetallic (sand and gravel) loading and unloading facilities including facilities located along rail yards or sidings, port or waterfront areas or trucking terminals and sites and only when such facility is approved as a conditional use by the Common Council as provide in article VI of this chapter. The notification for this use shall include notification within 1,000 feet and the conditional use permit fee shall be as established by resolution.

(b) *Height regulations.* No building hereafter erected or structurally altered shall exceed 100 feet in height, and no building used in any part for dwelling purposes shall hereafter be erected or structurally altered to exceed 35 feet or 2½ stories in height.

(c) *Area regulations.*

(1) *Yards and courts.* The side yard, rear yard, outer court and inner court regulations applicable in the Commercial District shall also apply in the Heavy Industrial District.

(2) *Lot area per family.* Every building hereafter erected or structurally altered in the industrial district shall be provided with a lot area of not less than 2,500 square feet per family.

(d) *Vision clearance.* The vision clearance requirements for this district shall be the same as for the Local Business District.

(Code 1980, § 15.12)

Sec. 115-154. - Public Utility District.

(a) *Regulations in Public Utility Districts.* This section applies to the Public Utility District. Regulations of height of buildings and other structures, yards, area, and use shall be specifically set forth in the establishment of such a district by the Council by amendment, otherwise by the Board of Appeals by certificate of variance.

(b) *Lang Drive Substation.* The building, maintenance, and operation of an electrical power company substation and distribution station, and all appurtenances thereto, together with the necessary driveways, and ingress and egress to the same, is hereby authorized and permitted on a tract or parcel of land bounded on the West by the east line of Lang Drive, on the north by the north boundary line of Government Fraction Lot Six, on the south by the south line of Government Fraction Lot Six, and on the east by a line parallel to the east line of Lang Drive and 600 feet east thereof. The building, maintaining, and operating of an electrical power substation and distribution station shall be construed as including:

(1) Substation building, contents, driveways, sidewalks, and fencing.

(2) Electric wires, cables, poles, towers, and all necessary guys for the support thereof; transformers, switch gear units, and appurtenances necessary to the operation of such substation.

(c) *Bluffview Place Telephone Substation.*

(1)

The building, maintenance and operation of a telephone company substation and all appurtenances thereto together with the necessary driveways that ingress and egress to the same, is hereby authorized and permitted on a tract of land to wit:

- a. Commencing at the NE corner of Block 5 of Glendale Addition; thence north 88 degrees 11' east along the north line of said Block 5 extended, 25 feet to the east line of 28th Street and the point of beginning of this description; thence continuing north 88 degrees 11' east along said extended north line 80.02 feet to the Westerly ROW of the C. B. & Q. Railroad; thence southerly along said ROW line on the arc of a 23,018.3 foot radius curve, concave to the east, the chord of which bears south 6 degrees 16' east and measures 150.45 feet; thence south 88 degrees 11' West 90.58 feet to the east line of 28th Street; thence north two degrees West along said east line 150 feet to the point of beginning.
- b. The building, maintaining and operating of a telephone company substation shall be construed as including substation building contents, driveways, sidewalks, fencing and all other appurtenances necessary to the operation of such telephone substation.

(2) Height regulations shall be the same as in the Local Business District.

(3) Area regulations shall be the same as in the Local Business District.

(Code 1980, § 15.13)

Sec. 115-155. - Parking Lot District.

(a) *Scope and use regulations.* This section applies to the Parking Lot District. In the Parking Lot District, no land shall be used except for the following uses:

- (1) The parking of motor vehicles without monetary charge as an incident to any lawful Residential, Multiple Dwelling, Local Business, Commercial or Industrial use;
- (2) Parking of motor vehicles for monetary charge paid to an individual.

(b) *Regulations.*

- (1) Such areas are not to be used for sales, repair work or service of any kind;
- (2) Entrances and exits are to be approved by the Council upon approval of each addition to the Parking Lot District;
- (3) No advertising signs or material is to be located on the lot except a sign not to exceed three feet by three feet may be installed to indicate that the lot is a parking lot and to further indicate the name of the owner or lessee thereof;
- (4) All parking is to be kept back of a setback line established two feet from the lot line on each side;
- (5) The surface of the parking lot is to be smoothly graded, hard surfaced, and adequately drained;

- (6) Any lights used to illuminate such parking area shall be so arranged as to reflect the light away from any residential zone;
- (7) Bumper guards must be provided;
- (8) The vision clearance requirements for this district shall be the same as for the Local Business District.

(Code 1980, § 15.14)

Sec. 115-156. - Planned Development District.

(a) *Purpose.* This section applies to the Planned Development District.

- (1) The Planned Development District is intended to permit developments that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures and/or mixing of compatible uses. Such developments are intended to provide a safe and efficient system for pedestrian and vehicular traffic; to provide attractive recreation and open spaces as integral parts of the developments; to enable economic design in the location of public and private utilities and community facilities; and to ensure adequate standards of construction and planning. The Planned Development District under this chapter will allow for flexibility of overall development design with benefits from such design flexibility intended to be derived by both the developer and the community.
- (2) This is a zoning district that may be developed only in accordance with a specific comprehensive development plan. The approved specific comprehensive development plan is an integral part of this zoning district and all development shall comply with said plan. The Planned Development District is designed and intended to enable and encourage the development of large tracts of land or urban infill sites which are planned under unified ownership or control, or lands which by reason of existing or planned land uses are appropriate for development under this section, so as to achieve land development patterns which will maintain and enhance the physical, social and economic values of an area.
- (3) The unified and planned development of a site under a specific comprehensive development plan in an individual, single entity, partnership or corporate ownership or control or in common ownership under the Condominium Ownership Act set forth in Wis. Stat. ch. 703 (condominiums) may be permitted by the City upon specific petition, with such development encompassing one or more principal uses or structures and related accessory uses or structures when all regulations and standards as set forth in this section have been met.

(b) *Use regulations.* In the Planned Development District, such development may encompass one or more principal uses or structures and related accessory uses or structures with a continuity of design and development, under a unified specific and precise comprehensive development plan, where the implementation of said plan is conducted by single, partnership, corporate, limited

liability company, condominium or association ownership. The use or uses of each Planned Development District shall be individually or specifically approved, and may be a use permitted in the Single Family Residence, Residence, Multiple Dwelling, Local Business, Commercial, Light Industrial, Heavy Industrial, Public and Semi-Public, Public Utility, or Parking Lot Districts, or a combination of uses permitted in different zoning districts. There may be provided within Planned Development Districts a combination of land uses, including a variety of residential types, commercial, industrial, public and semi-public areas, arranged and designed in accordance with sound land planning principles and development techniques; and in such a manner as to be properly related to each other, the surrounding community, the planned thoroughfare system, and other public facilities such as water and sewer systems, parks, schools and utilities.

- (c) *Area regulations.* Areas designated as Planned Development Districts shall be under single or unified ownership or control as specified above and shall contain a minimum gross development area as follows:

Planned Development	Minimum Area of Principal Uses
Residential Planned Development	Two acres
Commercial Planned Development	Two acres
Industrial Planned Development	Two acres
Mixed Compatible Use	Two acres

- (d) *Other regulations.* Height, yard, vision, setback, parking, lot coverage, and other related standards applicable to similar uses in other comparable zoning districts shall be considered by the City Plan Commission and the Council in establishing specific regulations for each Planned Development District. In the Planned Development District there shall be no predetermined specific lot area, lot width, height, bulk or floor area ratio, yard, usable open space, sign and off-street parking requirements, but such requirements as are made a part of an approved specific and precise comprehensive development plan and shall be, along with the plan itself, construed to be and enforced as a part of this section. For Residential Planned Development Districts over ten acres in gross area, there shall be a minimum of 20 percent of the gross acreage dedicated for useable permanent open space, which open space area shall not include land set aside for utility easements (with the exception of easements which provide permanent open space), rights-of-way, roadway or lot area. Areas of steep slopes and wetlands which are permanently reserved for open space may be included in the calculation of open space. For all other Planned Developments over ten acres, which do not include a residential component, the open space requirement shall be ten percent. All Planned Developments less than ten acres in gross area shall provide for useable permanent open space in an amount to be determined by the City, which amount shall be based on location, site conditions and proposed land use. The petition for zoning shall be accompanied by written terminology, graphic material, and will illustrate the

conditions that the modified standards will produce, so as to enable the City Plan Commission and the Council to make the determination that the modification will produce a living environment, landscape quality and lifestyle superior to that produced under existing standards. The individual regulations for each such District created shall be adopted and published in ordinance form. All other applicable regulations, including, but not limited to, those applicable regulations continued in chapter 113 shall apply and be reviewed as part of the development review process.

(e) *Special application procedure for Planned Development District.*

- (1) *Pre-petition conference.* At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Department of Planning and Development and City Engineer's Office to discuss the scope and proposed nature of the contemplated development. This pre-petition conference will be coordinated by the Department of Planning and Development. A letter of intent shall be submitted to the Department of Planning and Development prior to the pre-petition conference which letter of intent shall include a preliminary sketch of the project.
- (2) *The petition.* Following the pre-petition conference, the owner or his agent may file a petition with the Office of the City Clerk for an amendment to the City's Master Zoning Map requesting designation as a Planned Development District. The procedure for rezoning to a planned development district shall be as required for any other change in zoning district boundaries, except that in addition thereto, the rezoning may only be considered in conjunction with a comprehensive development plan and shall be subject to the following additional requirements. The comprehensive development plan may be in the form of a general development plan in order to receive concept approval therefore requiring a two-step process or in the form of a combined general and specific comprehensive development plan in order to receive final approval in a simultaneous, single step approval process. Such petition shall be accompanied by a permit fee in the amount established by resolution, as well as ten copies of the following information:
  - a. *General Development Plan.* A General Development Plan encompassing all of the property which the developer owns or controls which includes a statement which sets forth the relationship of the proposed Planned Development District to the City's adopted General Plan for the La Crosse Area or any adopted component thereof and the general character of and the uses to be included in the proposed Planned Development District, including the following information:
    1. Total area to be included in the Planned Development District, area of open space in acres and percent, proposed uses of land keyed to the comparable existing zoning districts, residential density computations (gross and net), proposed number of dwelling units, the approximate location of different types or densities of dwelling

units, population analysis, availability of or requirements for municipal services and utilities and any other similar data pertinent to a comprehensive evaluation of the proposed development.

2. A general summary of the estimated value of structures and site improvement costs, including landscaping and special features.
  3. A general outline of the organizational structure of a property owner's or management's association, which may be proposed to be established for the purpose of providing any necessary private services including proposed restrictive covenants.
  4. Any proposed departures and requested waivers from the standards of development as set forth in other City zoning regulations, land division ordinance, sign ordinance and other applicable regulations.
  5. The expected date of commencement of physical development as set forth in the proposal and also an outline of any development staging which is planned.
  6. A sketch plan depicting the proposed lot layout, street configuration, utilities, and open space.
  7. A legal description of the boundaries of lands included in the proposed Planned Development District.
  8. A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.
  9. The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks, and drainageways.
  10. Characteristics of soils related to contemplated specific uses.
  11. Existing topography on site with contours at no greater than two-foot intervals City Datum where available.
  12. General landscaping treatment.
- b. *Referral and hearing.*
1. Within 60 days after completion of the filing of the petition for rezoning under a general development plan, the City Plan Commission shall forward the petition to the Common Council with recommendations, that the plan be approved as submitted, approved with modifications or disapproved. A public hearing shall be held prior to Common Council action on the proposed rezoning.
  2. Approval of the rezoning and related general development plan shall establish the basic right of use for the area when in conformity with the general development plan as approved, which shall be an integral component of the district regulations, but such plan shall be conditioned upon approval of a specific comprehensive

development plan, and shall not make permissible any of the uses as proposed until a specific comprehensive development plan is submitted and approved for all or a portion of the area included within the general development plan. If a specific comprehensive development plan is not filed within 18 months of the date of approval by the Common Council, the approval shall become null and void and a new petition and approval process shall be required to reobtain general development plan approval. If the general development plan and comprehensive development plan are approved at the same time and construction has not commenced within 12 months of the date of approval by the Common Council, the approval shall become null and void and a new petition and approval process shall be required to obtain general development plan and specific comprehensive development plan approval.

- c. *Specific comprehensive development plan.* Within 18 months of the date of approval by the Common Council of a general development plan, a specific comprehensive development plan must be submitted for review and approval by the appropriate City officials and committees including the City Plan Commission and Common Council which shall include all information required in subsection (e)(2)a of this section, as well as the following detailed construction and engineering plans and related detailed documents and schedules:
1. A plat plan including all information required for a preliminary plat and applicable provision of Wis. Stat. ch. 236, together with areas to be reserved for vehicular and pedestrian traffic, utilities, parking, public uses and easements. For commercial, industrial, public or semi-public, or mixed use developments, a detailed site plan showing the dimensions and locations of all proposed structures, areas to be reserved for vehicular and pedestrian traffic, utilities, parking, public uses and easements.
  2. A legal description of the boundaries of lands included in the proposed Planned Development District.
  3. A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.
  4. The location of public and private roads, driveways and parking facilities.
  5. The size, arrangement and location of any individual building sites and proposed building groups on each individual lot (not applicable to single-family attached or detached residential projects).
  6. The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks and drainageways.
  7. The type, size and location of all temporary advertising signs and permanent entrance features or signs.



8. Detailed landscaping plans including plant listings.
  9. Final architectural plans, elevations and drawings and sketches illustrating the design and character of proposed structures (not applicable to single-family attached or detached residential projects).
  10. The existing and proposed location of public sanitary sewer, water supply facilities and stormwater drainage facilities in the form of engineering plans.
  11. The existing and proposed location of all private utilities or other easements.
  12. Characteristics of soils related to contemplated specific uses.
  13. Existing topography on-site with contours at no greater than two-foot intervals City Datum.
  14. Provide for anticipated uses of adjoining lands, whether owned by the developer or not, in regard to roads, surface water drainage, utilities, and compatibility with existing adjacent land uses.
  15. If the development is to be staged, a staging plan describing each stage of the development and how it will function by itself and the relationship to other development stages/units within the district or on adjacent property.
  16. All restrictive covenants.
  17. Proposed erosion control plan and final grading plan in conformance with article II of chapter 105.
  18. All conditions agreed to by the applicant which are not included in the written documentation required under subsection (2)c.1 through 12 of this section shall be part of the development plan.
- d. *Additional material.* Additional material and information shall be provided for specific types of uses when petitioning for a change in zoning under a general development plan as follows, with the exception that the standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development shall only be required to be submitted as part of a specific comprehensive development plan:
1. Wherever residential development is proposed within a Planned Development District, the general development plan shall contain at least the following information:
    - (i) The approximate number of dwelling units proposed by type of dwelling and the density (i.e., the number of dwelling units proposed per gross and net acre for each type of use).
    - (ii)

The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development.

2. For Planned Development Districts or portions thereof for which a commercial development plan is proposed, the general development plan shall contain at least the following information:
  - (i) The approximate retail sales floor area and total area proposed for commercial development.
  - (ii) The types of uses proposed to be included in the development, which uses shall be consistent with the commercial zoning district.
  - (iii) The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development.
3. For Planned Development Districts or portions thereof for which an industrial development is proposed, the general development plan shall contain at least the following information:
  - (i) The approximate total area proposed for such use.
  - (ii) The types of uses proposed to be included in the development. (Generally those industrial, office, laboratory and manufacturing uses shall be allowed which do not create any danger to health and safety in surrounding areas and which do not create any offensive noise, vibration, smoke, dust, odor, heat or glare and which by reason of value in relation to size and weight of merchandise received and shipped, generate a minimum of truck traffic.)
  - (iii) The anticipated employment in the entire development and in each major portion thereof. This may be stated as a range.
  - (iv) The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development.
4. For Planned Development Districts or units thereof containing institutional, recreational or other public or quasi-public development, the general development plan shall contain the following information:
  - (i) General types of uses proposed in the entire development and each major section thereof.
  - (ii) Significant applicable information with respect to enrollment, residence employment, attendance, or other social or economic characteristics of development.

(iii) The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, and signs intended for the development.

5. For Planned Development Districts or units thereof containing more than one land use as outlined in subsection (2)d.1 through 4 of this section, the general development plan shall contain the information as appropriate for the proposed use.

(3) *Consideration and approval of application.* Prior to referral to the City Plan Commission and any Standing Council Committee, the application shall be referred to the Department of Planning and Development and the City Engineer's Office, which two Departments shall verify all variations from this chapter applicable to similar uses in other districts and all variations from chapter 113 as submitted by the petitioner and shall make a report and recommendations for the benefit of the City Plan Commission and the Council.

(4) *Basis for approval.*

a. The Department of Planning and Development, in making its recommendations to the City Plan Commission and the Council, shall consider:

1. Whether the petitions for the proposed Planned Development District have indicated that they intend to begin construction of the designation Planned Development within 18 months following the approval of the petition for a Planned Development District and that the development will be carried out according to a reasonable construction schedule satisfactory to the City.
2. Whether the proposed Planned Development District is consistent in all respects to the purpose of this section and to the spirit and intent of this chapter; is in conformity with the general plan for the La Crosse Area or component plans thereof for community development; would not be contrary to the general welfare and economic prosperity of the City or of the immediate neighborhood; and, that the benefits and improved design of the resultant development justifies the establishments of a Planned Development District.
3. Whether the proposed site shall be provided with adequate drainage facilities for surface waters and stormwaters.
4. Whether the proposed site shall be accessible from public roads that are adequate to carry the traffic that can be expected to be generated by the proposed development.
5. Whether any undue constraint or burden will be imposed on public services and facilities, such as fire and police protection, all City utilities, street maintenance and maintenance of public areas by the proposed development.

6.

Whether the streets and driveways on the site of the proposed development shall be adequate to serve the residents of the proposed development and would not create a traffic or parking demand incompatible with the existing or proposed facilities to serve it unless jointly resolved.

7. Municipal public water and sanitary sewer facilities shall be provided.
  8. Adequate guarantee is provided for permanent preservation of open space areas as shown on the approved comprehensive development plan either by private reservations and maintenance agreements, covenant, financial surety, special assessment or by dedication to the public. Stormwater conveyance and detention systems shall not be dedicated to the public with the exception of storm sewer within public right-of-way.
  9. Adequate guarantee is provided for permanent maintenance and ownership of waterways, stormwater conveyance and detention systems including ponds, etc., either by private reservations and maintenance agreements, covenants, financial surety or special assessment. Water and sanitary sewer systems shall be dedicated to the public when constructed in conformance to the City's design criteria.
- b. Usual procedures shall otherwise be followed, recognizing that specific regulations are to be approved for each such district which may be at variance with other general ordinances. The City Plan Commission and the Council may also establish requirements and limitations so as to reduce traffic congestion and hazards, establish adequate landscaping, buffering and screening, and eliminate undesirable effects on nearby development.
- (f) *Changes or additions.* Any subsequent change or addition to the plans or uses shall first be submitted for approval to the City Plan Commission. Any requested change or amendment need only include the pertinent portion of the plan and drawings to delineate the amendment to the plan and need not include those items or plans that are not being changed or modified. Said changes or additions made in accordance with this subsection shall not substantially modify the previously approved specific comprehensive development plan to the extent that the same is not inconsistent with said changes or additions. The specific comprehensive development plan shall not be approved or modified, unless adopted by two-thirds vote of the members of the Council.
- (g) *Plat or certified survey map.*
- (1) All Planned Developments are required to follow the subdivision procedures set forth in chapter 113, including the requirements for filing a preliminary and final plat. Within six months of the approval of a Planned Development District or any amendment thereto through the approval of a specific comprehensive development plan, the owner shall record in the Register of Deeds office either a final plat in compliance with Wis. Stat. ch. 236 and

chapter 113 for the applicable phase of the development or a certified survey map in accordance with Wis. Stat. § 236.34, whichever may apply, except when there already is a plat or certified survey map recorded.

(2) Proof of such recording shall be filed with the City Clerk within said six months.

(h) *Building permits.*

(1) No building permits shall be issued for any structure not in strict compliance with the approved specific comprehensive development plans, drawings and regulations as approved by the Council. Subsequent alterations, changes or amendments shall require the same prior approvals as the original zoning.

(2) Certificates of Compliance shall be withheld until the recording of a plat or certified survey map as set forth in subsection (g)(1) of this section.

(i) *Construction.*

(1) A certified copy of the final approved comprehensive development plan shall be filed in the Department of Planning and Development and the Office of the City Clerk prior to issuance of any form of development permits including building permits and if no construction has begun within 18 months of the approval of said plan, the plan shall lapse and be of no further effect. The Council may extend the period for the beginning of construction or the establishment of use prior to the expiration date in conformance with subsection (f) of this section. Failure to comply with the approved comprehensive development plan shall justify action to rezone the area or part thereof.

(2) All construction within a phase shall be completed within three years of final approval. This period may be extended by the Council for good cause. Failure to comply with the time periods in this section shall justify action to rezone the area or part thereof.

(Code 1980, § 15.16)

Sec. 115-157. - Public and Semi-Public District.

(a) *Scope and use regulations.* This section applies to the Public and Semi-Public District. In the Public and Semi-Public District, no land shall be used except for the following uses:

(1) Governmental offices and facilities.

(2) Elementary and secondary public and private educational facilities.

(3) Historical structures.

(4) Public parks, community gardens and plazas.

(5) Off-street parking and loading facilities.

(6) Public auditoriums.

(7) Hospitals and clinics occupied by a minimum of 25 physicians or dentists practicing medicine or practicing dentistry.

- (8) Conditional uses as provided in article VI of this chapter.
  - (9) Post-secondary public and private educational facilities.
  - (10) Publicly owned and operated airports and aviation-related facilities as well as non-aviation related facilities, provided that chapter 8 is adhered to.
  - (11) Restaurants and concessions that are located on City-owned park land and subject to approval by the Board of Park Commissioners.
  - (12) YMCA, YWCA, Boys & Girls Club, and other similar non-profit organizations.
- (b) *Height restrictions.* No building hereafter constructed or structurally altered shall exceed 120 feet in height.
- (c) *Area regulations.* Except as otherwise provided in subsection (e) of this section, all new buildings or additions to existing buildings shall be set back at least ten feet from all public rights-of-way plus one additional foot for each five feet of building height exceeding 35 feet.
- (d) *Vision clearance.* The vision clearance requirements for this district shall be the same as for the Local Business District.
- (e) *Modification.* The City Plan Commission may modify the area regulations as well as the required off-street parking after review of any and all site plans as well as considering the impact to the surrounding neighborhood. Such modification shall only be made after the public hearing and upon notification to the property owners within 300 feet of any proposed new structure with such notice being given.

(Code 1980, § 15.17; Ord. No. 4887, § I, 9-10-2015)

Sec. 115-158. - Conservancy District.

- (a) *Statement of purpose.* This section applies to the Conservancy District. The Conservancy District is established to preserve and perpetuate in an open state certain areas, such as lakes and waterways, wetlands and marshes, floodplains and stream beds, certain agricultural lands, slopes, and other areas of aesthetic value which, because of their unique physical features, are deemed desirable and functional as natural drainageways, water retention and erosion control areas, natural habitat for plant and animal life, green belts and other multipurpose uses beneficial to the community. The regulations of the Conservancy District are intended not only to preserve and perpetuate certain open space land and water areas for multiple-purpose uses consistent with the intent and purpose of this chapter, but to also protect the community from the costs which may be incurred when unsuitable development occurs in certain areas. Development in the Conservancy District is limited in character, although certain agricultural, commercial, and recreational uses are permitted when controlled by specific limitations. Civic development by the City of La Crosse is permitted without specific limitation where benefit by such development of landshore and shoreland areas accrues to the community as a whole.

- (b) *Use regulations.* In the Conservancy District, no building or land shall be used and no building shall be hereafter erected or structurally altered, unless otherwise provided in this chapter, except for the following uses:
- (1) Orchards, tree farms, tree nurseries and other tree crop agricultural uses provided that harvesting does not remove protective watershed tree cover.
  - (2) Public, semi-public and/or private wild game preserves, wildlife areas and bird sanctuaries.
  - (3) Public or semi-public parks and/or recreation areas, forest reserves, forest experimental stations and historic areas.
  - (4) Fishing, public fish hatcheries, stream bank and lakeshore protection, and water retention uses.
  - (5) Conditional uses as provided in section 115-344.
  - (6) Notwithstanding any other provisions of this section, the repair, maintenance, replacement, or upgrades to existing utility infrastructure so long as such activity is confined to the same utility corridor owned or controlled by the utility.
- (c) *Height regulations.* No structure shall exceed 25 feet in height at its greatest distance from the natural slope of the ground.
- (d) *Area regulations.*
- (1) No use permitted in this district shall be located on a lot of less than five acres.
  - (2) No structure shall be located less than 50 feet from any property line.
- (e) *Vision clearance.* The vision clearance requirements for this district shall be the same as for the Local Business District.

(Code 1980, § 15.18)

Secs. 115-159—115-184. - Reserved.