



Department of Planning & Community & Economic Development
Planning Division

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TO: Plan Commission
FROM: Planning, Zoning and City Attorney Staff
DATE: May 3, 2012
SUBJECT: Summary of Recommended Zoning Text Changes

During review of the new zoning code prior to its adoption by the Common Council on March 29, 2011, the Plan Commission identified a number of items that it recommended be addressed after adoption of the new code but prior to the adoption of the new zoning map. Additionally, the Zoning Code Rewrite Advisory Committee (ZCRAC) and City staff have also recommended other zoning text changes or additions. This memo includes a summary of changes that will be discussed at the May 3 meeting. Other potential text changes will be provided in future memos to be discussed at upcoming worksessions.

1. Create New Limited Mixed-Use District.

As the Plan Commission reviewed the draft zoning code it expressed its desire to allow mixed-use buildings on corners in residential districts. After consideration of alternative approaches, such as permitting mixed-use buildings on corners as conditional uses in residential districts, staff proposed creating a new zoning district, the Limited Mixed-Use District. Rezoning properties to this district would provide a greater level of control over mixed use development in predominantly residential areas than would the conditional use process. The Plan Commission agreed with this approach. The draft text for the Limited Mixed-Use District reflects the action of the Plan Commission to allow mixed-use buildings in residential areas via a rezoning process.

Staff Recommendation:

Staff recommends that the text in Appendix 1 be added to the zoning code.

2. Amend Conservancy District and create a new Parks and Recreation District.

During its review of the draft zoning map, the Zoning Code Rewrite Advisory Committee considered whether it is necessary to change the manner in which conservancy and park uses are regulated in the new zoning code. Some committee members expressed concern that some areas that are proposed to be zoned Conservancy District are not in

conservancy use. The ZCRAC asked staff to draft new zoning districts for conservancy and parks and recreation uses. The proposed districts include a Conservancy District which focuses primarily on non-intensive conservancy and recreation uses, and a new Parks and Recreation District which allows more intensive recreational uses than are permitted in the Conservancy District. The resulting proposed changes to the zoning map are based on a classification of parks prepared by the Parks Division.

Staff Recommendation:

Staff recommend that the text in Appendix 2 be added to the zoning code, and that the draft zoning map be changed to reflect the revised Conservancy District and the new Parks and Recreation District.

3. Draft conditional use standards for additional building height (city-wide).

In the new zoning code, additional building height in excess of the maximum permitted in the zoning district is allowed in some zoning districts provided a conditional use permit is issued. Staff prepared standards that will be considered by the Plan Commission as it reviews conditional use requests that seek to exceed the maximum building height in specific zoning districts.

Staff recommendation:

Staff recommends that the following text be added to the zoning code:

When applying the above standards to an application for height that exceeds that allowed in the District, the Plan Commission shall consider recommendations in adopted plans; the height, mass, and orientation of adjacent/surrounding buildings; and the relationship of the proposed building(s) with adjoining streets, alleys, and rights of way.

4. Side yard setbacks in TR-Districts.

In the TRC2, TRC3, TRC4, TRV1, and TRV2 districts, the required side yard setbacks are 5 ft. for one-story structures and 6 ft. for two story structures. Currently, the code includes an exception for lots narrower than 40 feet, such that the required side yard can be reduced to 10% of the lot width. Thus, for a 33-foot wide lot, the required side yard would be 3.3 feet. This provision can be very helpful in established urban neighborhoods, especially in situations where a residential driveway is located on one side of a home, and the other side of the home is located close to the side lot line.

Staff Recommendation:

Staff recommends extending this '10% provision' to lots between 40 and 50 feet wide, so that it takes effect for many of the urban lots within this range that would also benefit from this flexibility.

5. Define lumberyard.

Currently, "lumberyard" is not defined in the new zoning code.

Staff Recommendation:

Staff recommends the following definition of lumberyard be added to the zoning code:

A facility where building materials such as lumber, plywood, drywall, paneling, cement blocks and other cement products, and other building products are stored and sold. Lumberyards may also process lumber by performing millwork, planing, cutting, and other customizing processes. Lumberyards may provide for the sale of associated products including tools and fasteners.

Staff further recommends that "lumberyard" be added to the use lists, specifically that it be listed as a permitted use in the Traditional Employment District.

6. Prepare a plant species list of trees tolerant to paved conditions.

As the Plan Commission reviewed the new zoning code prior to its adoption, it asked staff to draft an advisory list of recommended tree species that are tolerant to paved conditions. Staff consulted landscape architects in both the public and private sectors and found that such lists were discouraged. It was noted that the new zoning code requires that landscape plans for lots greater than 10,000 square feet must be prepared by a registered landscape architect. Landscape professionals note that creating such a list would be an immense effort, and could in fact limit creativity and responsible design. Further, these types of lists evolve over time and would need to be reviewed and updated frequently as new cultivars come on the market.

Staff Recommendation:

Staff believe an advisory list is unnecessary given the fact that most landscape plans must be prepared by registered landscape architects who are experts in selecting appropriate tree species for paved conditions.

7. Transportation Demand Management Plans

A Transportation Demand Management Plan is referenced in two sections of the new zoning code: the Employment Campus District (Section 28.087)(6)(d) and the Planned Development District (Section 28.097(2)(d)). During previous reviews of the zoning code, the Plan Commission asked staff to provide a list of the elements required in a Transportation Demand Management Plan.

Staff Recommendation:

Staff recommend that the following text be added after the first sentence in Section 28.087(6)(d) and after the last sentence of Section 28.097(2)(d): *A Transportation Demand Management Plan shall include a set of actions or strategies to encourage travelers to use alternatives to driving alone, especially at congested times of the day. Such actions or strategies may include, but are not limited to, carpools and vanpools; public and private transit; bicycling, walking, and other non-motorized travel; flexible work schedules; and parking management programs.*

APPENDIX 1: Limited Mixed–Use District

28.061 MIXED-USE AND COMMERCIAL DISTRICTS USES.

Table 28D-2 lists all permitted and conditional uses in the mixed-use and commercial districts.

- (a) “P” means permitted in the districts where designated.
- (b) “C” means allowed as conditional uses in the districts where designated, in compliance with all applicable standards.
- (c) Uses indicated as “P/C” means permitted or conditional, depending on specific requirements in Supplemental Regulations, Subchapter 28J.
- (d) “Y” means that there are specific requirements in Subchapter 28J associated with a use.
- (e) “LMX” means Limited Mixed Use District.
- (f) “NMX” means Neighborhood Mixed Use District.
- (g) “TSS” means Traditional Shopping Street District.
- (h) “MXC” means Mixed Use Center District.
- (i) “CC-T” means Commercial Corridor - Transitional District.
- (j) “CC” means Commercial Center District.

Table 28D-2

Mixed-Use and Commercial Districts							
	<u>LMX</u>	NMX	TSS	MXC	CC-T	CC	Supplemental Regulations
Offices							
Artist, photographer studio, etc.	<u>P</u>	P	P	P	P	P	
Insurance office, real estate office, sales office	<u>P</u>	P	P	P	P	P	
General office	<u>P</u>	P	P	P	P	P	
Medical Facilities							
Clinic – Health	<u>C</u>	P	P	P	P	P	
Hospital				C	C	C	Y
Medical laboratory				P	C	C	
Physical, occupational or massage therapy	<u>C</u>	P	P	P	P	P	
Veterinary clinic		P	P	P	P	P	Y
Retail Sales and Services							
Animal boarding facility, kennel					C	C	Y
Animal day care		C	C	C	C	P	Y
Animal grooming		P	P	P	P	P	
Auction rooms			P	P	P	P	
Bank, financial institution	<u>P</u>	P	P	P	P	P	
Business sales and services	<u>C</u>	P	P	P	P	P	
Contractor’s business with showroom or workshop			C	C	P	P	Y
Dry cleaning plant, commercial laundry					P	P	
Farmers’ market	<u>P/C</u>	P/C	P	P	P	P	Y
Food and related goods sales	<u>P</u>	P	P	P	P	P	

Mixed-Use and Commercial Districts							
	<u>LMX</u>	<u>NMX</u>	<u>TSS</u>	<u>MXC</u>	<u>CC-T</u>	<u>CC</u>	Supplemental Regulations
Furniture and household goods sales	<u>C</u>	C	P	P	P	P	
Garden center		C	C	P	P	P	Y
General retail	<u>P</u>	P	P	P	P	P	
Greenhouse, nursery		C	C	P	P	P	Y
Laundromat, self-service		P	P	P	P	P	
Liquor store		P	P	P	P	P	
Mortuary, funeral home		P	P	P	P	P	
Non-accessory temporary outdoor events				C	C	C	Y
Package delivery service					P	P	
Payday loan business					C	C	Y
Photocopying	<u>P</u>	P	P	P	P	P	
Post office	<u>P</u>	P	P	P	P	P	
Secondhand goods sales	<u>C</u>	C	C	P	P	P	
Service business	<u>P</u>	P	P	P	P	P	
Small appliance repair	<u>P</u>	P	P	P	P	P	
Small engine repair			C	C	C	C	
Sporting goods store, bait shop	<u>P</u>	P	P	P	P	P	
Tattoo shop		P	P	P	P	P	
Telecommunications center					P	P	
Tobacco shop		P	P	P	P	P	
Food and Beverages							
Catering	<u>C</u>	C	P	P	P	P	
Coffee shop, tea house	<u>P</u>	P	P	P	P	P	
Restaurant	<u>C</u>	P	P	P	P	P	
Restaurant-tavern	<u>C</u>	C	P	P	P	P	
Tavern , brewpub		C	P	P	P	P	
Commercial Recreation, Entertainment and Lodging							
Bed and breakfast establishment	<u>C</u>	P	P	P	P	P	Y
Health/sports club		P	P	P	P	P	
Hostel		C	P	P	P	P	
Hotel, inn, motel		C	P	P	P	P	
Indoor recreation		C	C	C	P	P	Y
Lodge, private club, reception hall		P	P	P	P	P	Y
Outdoor recreation					C	C	Y
Stadiums, auditoriums, and arenas						C	
Theater, assembly hall, concert hall		C	P	P	P	P	

Mixed-Use and Commercial Districts							
	<u>LMX</u>	NMX	TSS	MXC	CC-T	CC	Supplemental Regulations
Automobile Services							
Auto body shop		C	C	C	C	C	Y
Auto repair station		C	C	C	C	C	Y
Auto sales and rental					C	C	Y
Auto service station, convenience store		C	C	C	C	C	Y
Car wash			C	C	C	C	Y
Parking, Storage and Display Facilities							
Parking facility, private		C	C	C	C	C	
Parking facility, public		P	P	P	P	P	
Transportation							
Bus or railroad passenger depot			C	P	P	P	
Railroad right-of-way		P	P	P	P	P	
Taxicab or limousine business					C		
Transit stop or station		P	P	P	P	P	
Limited Production, Processing and Storage							
Artisan workshop	<u>P</u>	P	P	P	P	P	
Bakery, wholesale					C	C	
Laboratory, research and development			C	C	C	C	
Limited production and processing					C	C	Y
Mail order house					C	C	
Printing and publishing		P	P	P	P	P	
Warehousing and storage						C	
Wholesale establishment				C	C	C	
Residential - Family Living							
Dwelling units in mixed-use buildings	<u>P/C</u>	P/C	P/C	P/C	P/C	C	Y
Live-work unit	<u>P</u>	P	P	P	P	P	Y
Multi-family dwelling (4 dwelling units)		P/C	C	P	C	C	
Multi-family dwelling (5-8 dwelling units)		C	C	P	C	C	
Multi-family dwelling (> 8 dwelling units)		C	C	C	C	C	Y
Multi-family building complex					C	C	Y
Single-family attached dwelling (3-8 dwelling units)		C	C	P	C	C	Y
Single-family attached dwelling (> 8 dwelling units)		C	C	P	C	C	Y
Single-family detached dwellings		P/C	P/C		P/C		Y
Three-family dwelling - three-unit		C	C		C		
Two-family dwelling - two unit		P/C	P/C		P/C		Y

Mixed-Use and Commercial Districts							
	<u>LMX</u>	<u>NMX</u>	<u>TSS</u>	<u>MXC</u>	<u>CC-T</u>	<u>CC</u>	Supplemental Regulations
Two-family dwelling – twin		P/C	P/C		P/C		Y
<i>*New supplemental regulation in LMX District: Maximum of 2 dwelling units per lot</i>							
Residential - Group Living							
Adult family home		P/C	P/C		P/C		Y
Assisted living, congregate care, nursing home				C	C	C	Y
Cohousing community		P/C	P/C	P/C	P/C	P/C	Y
Community living arrangement (up to 8 residents)		P	P		P		Y
Community living arrangement (9-15 residents)		C	C		C		Y
Convent, monastery or similar religious community		P	P		P		Y
Dormitory					C		Y
Housing cooperative		P/C	P/C		P/C		Y
Lodging house, fraternity or sorority					C		Y
Civic and Institutional							
Cemetery		C	C	C	C	C	
Counseling, community services organization		C	C		C		
Day care center	<u>C</u>	P	P	P	P	P	Y
Library, museum	<u>C</u>	P	P	P	P	P	
Parks and playgrounds	<u>P</u>	P	P	P	P	P	
Place of worship	<u>P/C</u>	P	P	P	P	P	Y
Public safety or service facilities	<u>P</u>	P	P	P	P	P	
Schools, arts, technical or trade	<u>C</u>	C	P	P	P	P	Y
Schools, public and private	<u>C</u>	P	P	P	P	P	Y
Agricultural Uses							
Agriculture - Animal Husbandry		C	C	C	C	C	Y
Agriculture – Cultivation		C	C	C	C	C	Y
Community garden	<u>P</u>	P	P	P	P	P	
Market garden	<u>C</u>	C	C	C	C	C	Y
Public Utility and Public Service Uses							
Electric power production and/or heating and cooling plant	<u>C</u>	C	C	C	C	C	
Electric substations	<u>C</u>	C	C	C	C	C	Y
Gas regulator stations, mixing and gate stations	<u>C</u>	C	C	C	C	C	Y
Railroad right-of-way	<u>C</u>	C	C	C	C	C	
Sewerage system lift stations	<u>P/C</u>	P/C	P/C	P/C	P/C	P/C	Y
Telecommunications towers, antennas, and transmission equipment buildings	<u>C</u>	C	C	C	C	C	
Water pumping stations, water reservoirs	<u>C</u>	C	C	C	C	C	Y

Mixed-Use and Commercial Districts							
	<u>LMX</u>	NMX	TSS	MXC	CC-T	CC	Supplemental Regulations
Accessory Uses and Structures							
Accessory building or structure	<u>P/C</u>	P/C	P/C	P/C	P/C	P/C	Y
Accessory dwelling unit, attached or detached	<u>C</u>	C	C		C		Y
Caretaker's dwelling (nonresidential uses)	<u>C</u>	C	C	C	C	C	Y
Composting	<u>P</u>	P	P	P	P	P	
Convent, monastery or similar religious community	<u>P</u>	P	P		P		Y
Day care center in school or religious inst.	<u>C</u>	P	P	P	P	P	Y
Day care home, family	<u>P</u>	P	P	P	P		Y
Dependency living arrangements	<u>P</u>	P	P	P	P	P	
Emergency electric generator	<u>C</u>	C	C	C	C	C	Y
Home occupation	<u>P/C</u>	P/C	P/C	P/C	P/C	P/C	Y
Keeping of chickens	<u>P</u>	P	P	P	P		Y
Lease of off-street parking facility accessory to nonresidential use to non-users of principal use		P	P	P	P	P	Y
Management office, restaurant, limited retail, recreation facilities within multi-family building			P	P	P	P	Y
Mission house	<u>P</u>	P	P	P	P	P	Y
Outdoor display		C	C	C	C	C	Y
Outdoor eating area associated with food & beverage establishment		C	C	P	C	P	Y
Outdoor storage			C	C	C	C	Y
Portable storage units	<u>P</u>	P	P	P	P	P	Y
Real estate sales office	<u>P</u>	P	P	P	P	P	Y
Solar energy systems	<u>P</u>	P	P	P	P	P	Y
Temporary buildings for storage of construction materials and equipment	<u>P</u>	P	P	P	P	P	Y
Temporary outdoor events		P/C	P/C	P/C	P/C	P/C	Y
Towing and wrecking service business		P	P	P	P	P	Y
Vehicle access sales and services windows				C	C	C	Y
Vending machines		P	P	P	P	P	Y
Walk-up service windows		P/C	P/C	P/C	P/C	P/C	Y
Wind energy systems	<u>C</u>	C	C	C	C	C	Y
Yard sales	<u>P</u>	P	P	P	P	P	Y

28.062 MIXED-USE AND COMMERCIAL DISTRICTS BUILDING FORMS.

Table 28D-3

BUILDING FORM	LMX	NMX	TSS	MXC	CC-T	CC
Commercial Block Building	✓	✓	✓	✓	✓	✓
Civic or Institutional Building	✓	✓	✓	✓	✓	✓
Residential - Commercial Conversion	✓	✓	✓	✓	✓	
Live-Work Building	✓	✓	✓	✓	✓	✓
Single-Family Attached Building		✓	✓	✓	✓	✓
Small Multi-Family Building		✓	✓	✓	✓	✓
Courtyard Multi-Family Building		✓	✓	✓	✓	✓
Large Multi-Family Building		✓	✓	✓	✓	✓
Single-Family Detached Building		✓	✓		✓	
Two-Family Building - Twin or Two Unit		✓	✓		✓	
Parking / Liner Buildings			✓	✓	✓	✓
Free-Standing Commercial Building				✓	✓	✓
Podium Building		✓	✓	✓	✓	✓
Flex Building				✓	✓	✓

28.063 LIMITED MIXED-USE DISTRICT.

(1) Statement of Purpose.

The LMX District is established to allow for small-scale mixed-use development within or adjacent to otherwise residential areas. The district is also intended to:

- (a) Encourage pedestrian, bicycle and transit use as a means of accessing these developments.
- (b) Protect the integrity of the surrounding residential uses.
- (c) Facilitate preservation, development or redevelopment consistent with the adopted goals, objectives, policies, and recommendations of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.

(2) Permitted and Conditional Uses.

See Table 28D-2 for a complete list of allowed uses within the mixed-use and commercial districts. All buildings shall contain both residential and non-residential uses.

(3) Dimensional Requirements.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Limited Mixed-Use District	
Front yard setback	No minimum
Side yard setback: Where buildings abut residentially-zoned lots at side lot line.	Same as for non-residential buildings in the adjacent residential district.
Side yard setback: other cases	No minimum
Rear yard setback.	Same as for non-residential buildings in the adjacent residential district. If not adjacent to residential district, 20'
Maximum lot coverage.	Same as for non-residential buildings in the adjacent residential district. If not adjacent to residential district, 75%
Maximum height.	2 stories / 35'
Maximum building size.	5,000 square feet
Usable open space.	160 sq. ft. for one-bedroom unit, 320 sq. ft. for units with 2 or more bedrooms

(4) Site Standards.

The following standards shall apply to new buildings and additions exceeding 50% of original building's floor area.

- (a) Maximum Size. Buildings shall not exceed five thousand (5,000) square feet of gross floor area.
- (b) Parking shall not be placed between the front facade of a building and the abutting street. Parking shall be located to rear or side of principal building; parking abutting the primary street frontage is limited to seventy (70) feet in width or fifty percent (50%) of lot frontage, whichever is less.
- (c) All parking areas must be screened from adjacent residentially zoned properties

*New supplemental regulation for *Dwelling Units in Mixed-Use Buildings* in the LMX District: Maximum of two dwelling units per building.

APPENDIX 2: Conservancy and Parks and Recreation Districts

SUBCHAPTER 28G: SPECIAL DISTRICTS

28.091 SPECIAL DISTRICT USES.

- (1) Table 28G-1 lists all permitted and conditional uses in the Special Districts, except that uses allowed within the Campus Institutional District are listed separately in Sec. 28.096.
- (a) “P” means permitted in the districts where designated.
 - (b) “C” means allowed as conditional uses in the districts where designated, in compliance with all applicable standards.
 - (c) “P/C” means permitted or conditional, depending on specific requirements in Supplemental Regulations, Subchapter 28J.
 - (d) “Y” means that there are specific requirements in Subchapter 28J associated with a use.
 - (e) “A” means Agricultural District.
 - (f) “UA” means Urban Agriculture District.
 - (g) “CN” means Conservancy District.
 - (h) “PR” means Parks and Recreation District.
 - (hi) “AP” means Airport District.

Table 28G-1

	A	UA	CN	PR	AP	Supplemental Regulations
Agricultural and Resource Uses						
Agriculture - Animal husbandry	P	C	C			Y
Agriculture - Cultivation	P	P/C	C			Y
Agriculture - Intensive	C					Y
Animal boarding facility, kennel	P					Y
Clear cutting	C	C	C		C	Y
Community garden	P	P	C	<u>P</u>		
Equestrian center/riding, boarding stable	P			<u>C</u>		
Market garden	P	P	C	<u>C</u>		Y
Selective cutting of timber	P	P	P		P	Y
Civic and Institutional Uses						
<u>Arboretums</u>			<u>P</u>	<u>P</u>		
<u>Botanic gardens</u>				<u>P</u>		
<u>Cemeteries</u>			<u>C</u>			
Civic auditorium complex			<u>P</u>	<u>C</u>		
Community center			<u>C</u>	<u>C</u>		
Correctional facility			<u>C</u>			Y
Land and water preserves			P	<u>P</u>		Y

	<u>A</u>	<u>UA</u>	<u>CN</u>	<u>PR</u>	<u>AP</u>	Supplemental Regulations
Parks and playgrounds	P	P	P	<u>P</u>		
Public safety or service facilities	P		P	<u>P</u>	P	
Reuse of former school or municipal building	P/C		P/C	<u>P/C</u>		Y
Schools, arts, technical or trade	C	C		<u>C</u>	C	Y
Schools, public and private			<u>C</u>	<u>C</u>		Y
Training facilities, military or public safety					P	
Zoos				<u>P</u>		
Residential - Family Living						
Single-family detached dwelling	P					
Limited Production, Processing and Storage						
Artisan workshop	C					
Recycling collection center, drop-off station	C					
Public Utility and Public Service Uses						
Electric substations	C	C	C	<u>C</u>	C	Y
Heating and/or cooling plant	C	C	C	<u>C</u>	C	
Gas regulator stations, mixing and gate stations	C	C	C	<u>C</u>	C	Y
Railroad right-of-way	C	C	C	<u>C</u>	C	
Sewerage system lift stations	P	C	C	<u>C</u>	P	Y
Telecommunications towers and transmission equipment buildings	C	C	C	<u>C</u>	P	
Water pumping stations, water reservoirs	P	C	C	<u>C</u>	P	Y
Transportation Uses						
Airport runways, hangars and related facilities					P	
Airport terminal and related facilities					P	
Transit stop or station	P	P	P	<u>P</u>	P	
Medical Facilities						
Veterinary clinic	C					Y
Retail Sales and Services						
Farmers' market	C	C				Y
Garden center	C					Y
Greenhouse, nursery	C					Y
Commercial Recreation, Entertainment and Lodging						
Bed and breakfast establishment	A					Y
Golf course	C		<u>C</u>	<u>C</u>		Y

	A	UA	CN	PR	AP	Supplemental Regulations
Lodge, private club, reception hall			<u>C</u>	<u>C</u>		Y
Outdoor recreation	C		C	<u>P</u>		Y
Automobile Services						
Auto rental					P	Y
Parking and Storage Facilities						
Parking facility, private					C	
Parking facility, public					P	
Parking lot (surface) exceeding maximum parking	C	C	C	<u>C</u>	C	
Accessory Uses and Structures						
Accessory building or structure	P	P/C	<u>CP</u>	<u>P</u>		Y
Accessory dwelling unit						Y
<u>Bed and Breakfast establishment</u>	<u>C</u>					
Caretaker's dwelling	P	P	<u>PC</u>	<u>P</u>		Y
Catering			<u>P</u>	<u>P</u>	P	
Coffee shop, tea house			<u>P</u>	<u>C</u>	P	
Composting	P	P	P	<u>P</u>	P	
Day care, home	P					Y
Emergency electric generator	P	C	C	<u>C</u>	P	Y
General retail	P				P	
Health/sports club					P/C	
Home occupation	P/C					Y
Hotel, inn, motel, hostel					P/C	
Indoor recreation					P/C	
On-site agricultural retail, farm stand	P	P	P	<u>P</u>		Y
Outdoor eating area associated with food & beverage establishment			<u>P</u>	<u>C</u>		Y
Outdoor sales events	C	C		<u>P/C</u>		Y
Outdoor storage	P	P/C	P/C		P	Y
Parking facility, public			P	<u>P</u>		
Portable storage units	P					Y
Post office					P	
Professional office					P	
Restaurant			<u>P</u>	<u>C</u>	P	
Restaurant-tavern			<u>P</u>	<u>C</u>	P	
Temporary buildings for storage of construction materials and equipment	P	C	P		P	Y
Temporary off-street parking	P		C		C	
Wind energy systems	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>	<u>Y</u>
Tavern, brewpub					P	

	<u>A</u>	<u>UA</u>	<u>CN</u>	<u>PR</u>	<u>AP</u>	Supplemental Regulations
Solar energy systems	P	P	P	<u>P</u>	P	Y
Storage of trucks and heavy equipment	P	P/C	P/C	<u>P/C</u>	P	
Wind energy systems	C	C	C	<u>C</u>	C	Y

28.094 CONSERVANCY DISTRICT.(1) Statement of Purpose.

The Conservancy District is established to recognize and protect the natural functions of certain natural and recreational areas, including large City and County parks, the University of Wisconsin Arboretum, stormwater management areas, ~~golf courses~~, and similar areas. Development within the district is limited in character in order to protect natural drainageways and water retention areas, natural habitat for plant and animal life, steep slopes, woodlands, and other resources beneficial to the community.

(2) Permitted and Conditional Uses.

See Table 28G-1 for a complete list of allowed uses within the Conservancy District.

(3) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Conservancy District	
Lot area	5 acres
Lot width	300
Front yard setback	30
Side yard setback	80
Rear yard setback	100
Maximum height	2 stories/35
Maximum lot coverage	5%

28.095 PARKS AND RECREATION DISTRICT.(1) Statement and Purpose.

The Parks and Recreation District is established to accommodate active outdoor and indoor recreation uses and facilities such as golf course, stadiums, swimming pools, community centers, large recreation structures, recreational complexes, and similar uses where lands are developed to accommodate said recreational uses, and may also include areas for natural preservation and passive enjoyment of natural features.

(2) Permitted and Conditional Uses.

See Table 28G-1 for a complete list of allowed uses within the Parks and Recreation District.

(3) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Parks and Recreation District	
Lot area	5 acres
Lot width	300
Front yard setback	30
Side yard setback	30
Rear yard setback	30
Maximum height ^a	2 stories/35
Maximum lot coverage	10%

(a) Maximum height may be exceeded with conditional use approval.

**Draft Zoning Map Excerpt:
Conservancy District, Parks and Recreation District, and remaining City Parks**

City Parks Properties



Proposed Zoning Districts

-  CN - Conservancy
-  PR - Parks and Recreation
-  CC-T - Commercial Corridor-Transitional
-  TE - Traditional Employment
-  PD - Planned Development
-  Parks in Residential Districts

