

**13.0 TRANSPORTATION FACILITIES**

- 13.01 **Airport** A place where airplanes, ultralights, helicopters, or similar aircraft may land and takeoff. This use may also include facilities for the housing and maintenance of the same and facilities for passenger ticket sales and accessory food service areas primarily intended for pilots and passengers.
- 13.02 **Bus storage facility** A place where buses are parked when not in use and may include administrative offices and a building for the storage, care, and maintenance of buses in the fleet.
- 13.03 **Mass transit terminal** A place where passengers can board mass transit. This use may include facilities for ticket sales and accessory food service areas primarily intended for passengers.
- 13.04 **Off-site parking lot** A place where motor vehicles associated with an offsite use may be parked for a short duration. It may be available to the public or reserved to accommodate parking for a specific purpose.
- 13.05 **Parking structure** A place where motor vehicles may be parked in a multi-level structure for a short duration. The term does not include underground parking.
- 13.06 **Park-and-ride lot** A designated place where people can park their motor vehicles for a short duration to board public transportation or to carpool or vanpool.
- 13.07 **Railroad line** A linear strip of land with rail tracks and auxiliary facilities for track operation such as signal bungalows. The term does not include passenger stations, freight terminals, loading platforms, train sheds, warehouses, car or locomotive maintenance shops, and switchyards. The term further does not include properties owned by a railroad company that are leased for use by others.
- 13.08 **Street** A surfaced travelway for motor vehicles that is located within an easement or right-of-way.



**14.0 GENERAL STORAGE**

- 14.01 **Bulk fuel storage** A place where liquid or compressed fuel products may be stored in bulk.
- ~~14.02 **Personal storage facility** A place where individual storage units are offered for rent, lease, sale, or other arrangement. The term includes a tract of land used to store motor vehicles and watercraft.~~
- 14.02 **Self Storage:** A use, place, or facility where the owner or tenant of the Goods or Property being stored retains the care, custody, and control of the Goods or Property. A Self Storage Facility shall include both inside and outside storage or combination of inside and outside storage. A Self Storage Facility, as defined above, shall include a facility whose primary function is the storage of Goods or other Property other than as a Public Warehouse, as defined and regulated under Wis. Stat. Ch. 99 Public Warehouses. Self Storage is a prohibited use.
  - 14.02.01 "Goods" means all things that are treated as movable for the purposes of storage or transportation.
  - 14.02.02 "Property" includes food; agricultural and commercial products, commodities or equipment; household furnishings; automobiles, boats, snowmobiles or other vehicles and conveyances; and all other items of a personal, family, household, agricultural, business or commercial nature.
- 14.03 **Truck terminal** A place where goods carried by motor transport are received and temporarily stored until transferred to another truck for delivery.
- 14.04 **Warehouse** A place where goods, merchandise, and other materials are temporarily stored for eventual shipment. The term includes moving and storage facilities. The term does not include bulk fuel storage.

**Exhibit 8-1. Land use matrix – continued**

	Review	Special Standards	Base Zoning District														
			A-1	A-2	R-1	R-2	R-3	R-4	R-8	P-I	B-1	B-2	B-3	M-1	I-1	I-2	
<b>11 Government and Community Services - cont.</b>																	
11.08	Correctional facility	ZP,SP	9.08-358	-	-	-	-	-	-	-	C	-	-	-	-	-	-
11.09	Educational facility, pre-K through 12	ZP,SP	9.08-359	-	C	C	C	C	C	-	P	C	P	P	P	-	-
11.10	Educational facility, post-secondary	ZP,SP	9.08-360	-	-	-	-	-	-	-	P	C	P	P	P	C	-
11.11	Maintenance garage	ZP,SP	9.08-361	-	-	-	-	-	-	-	P	-	-	-	-	-	-
11.12	Park	ZP,SP	9.08-362	-	-	-	-	-	-	-	P	-	-	-	-	-	-
11.13	Public safety facility	ZP,SP	9.08-363	-	-	-	-	-	-	-	P	-	-	-	-	-	-
11.14	Recreation trail [10]	-	9.08-364	C	P	P	P	P	P	P	P	P	P	P	P	P	P
11.15	Worship facility [10]	ZP,SP	9.08-365	C	C	C	C	P	P	-	P	P	P	P	P	C	-
<b>12 Telecommunications and Utilities [11]</b>																	
12.01	Solar energy system	ZP,SP	9.08-371	na	na	na	na	na	na	na	na	na	na	na	na	na	na
12.02	Stormwater management facility [1]	ZP	9.08-372	C	P	P	P	P	P	P	P	P	P	P	P	P	P
12.03	Telecommunication facility, concealed [1]	ZP,SP	9.08-373	C	P	P	P	P	P	P	P	P	P	P	P	P	P
12.04	Telecommunication facility, unconcealed [1]	ZP,SP	9.08-374	C	C	-	-	-	-	-	C	C	C	C	-	P	P
12.05	Utility installation, major [1]	ZP,SP	9.08-375	C	C	C	C	C	C	C	C	C	C	C	C	P	P
12.06	Utility installation, minor [1]	ZP	9.08-376	C	P	P	P	P	P	P	P	P	P	P	P	P	P
12.07	Utility maintenance yard	ZP,SP	9.08-377	-	C	-	-	-	-	-	C	-	-	-	-	P	P
<b>13 Transportation</b>																	
13.01	Airport	ZP,SP	9.08-381	-	C	C	C	-	-	-	C	-	-	-	-	P	P
13.02	Bus storage facility	ZP,SP	9.08-382	-	C	-	-	-	-	-	C	-	C	C	C	P	P
13.03	Mass transit terminal	ZP,SP	9.08-383	-	-	-	-	-	-	-	C	-	P	P	P	C	-
13.04	Off-site parking lot	ZP,SP	9.08-384	-	-	-	-	-	-	-	C	C	P	P	P	C	-
13.05	Parking structure	ZP,SP	9.08-385	-	-	-	-	-	-	-	C	-	-	P	P	C	-
13.06	Park-and-ride lot	ZP,SP	9.08-386	-	C	C	C	C	C	-	C	C	P	P	C	C	C
13.07	Railroad line [1]	-	9.08-387	C	P	P	P	P	P	P	C	P	P	P	P	P	P
13.08	Street [1]	-	9.08-388	C	P	P	P	P	P	P	C	P	P	P	P	P	P
<b>14 General Storage</b>																	
14.01	Bulk fuel storage	ZP,SP	9.08-401	-	-	-	-	-	-	-	-	-	-	-	-	P	P
14.02	<del>Personal storage facility</del> <a href="#">Intentionally Deleted</a>																
14.03	Truck terminal	ZP,SP	9.08-403	-	-	-	-	-	-	-	-	-	-	-	-	P	P
14.04	Warehouse	ZP,SP	9.08-404	-	-	-	-	-	-	-	-	-	-	-	-	P	P
<b>15 Industrial Uses</b>																	
15.01	Artisan shop	ZP,SP	9.08-411	-	C	-	-	-	-	-	-	C	C	P	P	P	C
15.02	Batching plant associated with a nonmetallic mine [12]	ZP,SP	9.08-412	C	C	-	-	-	-	-	-	-	-	-	-	C	C
15.03	Biofuels production plant	ZP,SP	9.08-413	C	C	-	-	-	-	-	-	-	-	-	-	-	C
15.04	Construction equipment repair	ZP,SP	9.08-414	-	-	-	-	-	-	-	-	-	-	C	-	P	P
15.05	Construction equipment sales and service	ZP,SP	9.08-415	-	-	-	-	-	-	-	-	-	-	C	-	P	P
15.06	Contractor yard	ZP,SP	9.08-416	-	-	-	-	-	-	-	-	-	-	-	-	P	C
15.07	Industrial, heavy	ZP,SP	9.08-417	-	-	-	-	-	-	-	-	-	-	-	-	-	P
15.08	Industrial, light	ZP,SP	9.08-418	-	-	-	-	-	-	-	-	-	-	-	-	P	P
15.09	Nonmetallic mine [13]	ZP,SP	9.08-419	C	C	-	-	-	-	-	-	-	-	-	-	C	C
15.10	Salvage yard	ZP,SP	9.08-420	-	-	-	-	-	-	-	-	-	-	-	-	-	C

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**9.08-212 Cold storage facilities**

Inclusion of unheated storage facilities on a parcel are subject to Attachment C, Town of Clayton Architectural Design Standards, of this Chapter. The horizontal design of such facilities shall meet the requirements set forth in Attachment C.

**9.08-213 ~~Personal storage facilities~~ Intentionally Deleted**

~~(a) Special provisions for certain personal storage facilities. A personal storage facility when allowed in a commercial zoning district shall meet the following requirements:~~

- ~~(1) Roof. The roof shall have a minimum pitch of 4 and 12.~~
- ~~(2) Door adjacent to a residential district. No door providing access to a storage cubicle shall be located on the outer perimeter of the building when abutting a residential district or a planned development district with a residential component.~~
- ~~(3) Placement of doors on a single-loaded building. When a personal storage facility is single loaded (i.e., cubicle doors only on one side), the cubicle doors shall not face the outer perimeter of the site.~~
- ~~(4) Exterior material. At least 40 percent of the wall surface facing toward the outer perimeter of the site shall be brick, natural or cultured stone, decorative concrete block (e.g., ground face or split face), stucco, or a combination thereof.~~

**9.08-214 to 9.08-230 Reserved**

**Sections - continued**

<p><b>Series 11. Government and Community Services</b></p> <p>9.08-351 Administrative government center                  9.08-352 Animal shelter                  9.08-353 Cemetery                  9.08-354 Civic use facility                  9.08-355 Community center                  9.08-356 Community cultural facility                  9.08-357 Community garden                  9.08-358 Correctional facility                  9.08-359 Educational facility, pre-K through 12                  9.08-360 Educational facility, post-secondary                  9.08-361 Maintenance garage                  9.08-362 Park                  9.08-363 Public safety facility                  9.08-364 Recreation trail                  9.08-365 Worship facility</p> <p><b>Series 12. Telecommunications and Utilities</b></p> <p>9.08-371 Solar energy system                  9.08-372 Stormwater management facility                  9.08-373 Telecommunication facility, concealed                  9.08-374 Telecommunication facility, unconcealed                  9.08-375 Utility installation, major                  9.08-376 Utility installation, minor                  9.08-377 Utility maintenance yard</p>	<p><b>Series 13. Transportation Facilities</b></p> <p>9.08-381 Airport                  9.08-382 Bus storage facility                  9.08-383 Marina                  9.08-384 Mass transit terminal                  9.08-385 Off-site parking lot                  9.08-386 Parking structure                  9.08-387 Park-and-ride lot                  9.08-388 Railroad line                  9.08-389 Street</p> <p><b>Series 14. General Storage</b></p> <p>9.08-401 <del>Boat yard</del> <a href="#">Bulk fuel storage</a>                  9.08-402 <del>Bulk fuel storage</del> <a href="#">Intentionally Deleted</a>                  9.08-403 <del>Personal storage facility</del> <a href="#">Truck terminal</a>                  9.08-404 <del>Truck terminal</del> <a href="#">Warehouse</a>                  9.08-405 <del>Warehouse</del> <a href="#">not used</a></p> <p><b>Series 15. Industrial Uses</b></p> <p>9.08-411 Artisan shop                  9.08-412 Batching plant                  9.08-413 Biofuels production plant                  9.08-414 Construction equipment repair                  9.08-415 Construction equipment sales and rental                  9.08-416 Contractor yard                  9.08-417 Industrial, heavy                  9.08-418 Industrial, light                  9.08-419 Nonmetallic mine                  9.08-420 Salvage yard</p> <p><b>Series 16. Solid Waste Facilities</b></p> <p>9.08-431 Composting facility                  9.08-432 Recycling center                  9.08-433 Solid waste landfill                  9.08-434 Solid waste transfer station</p>
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**Series 1. Agricultural Uses**

**9.08-231 Agriculture-related use**

(a) **Generally.** An agriculture-related use shall not be located in, or adjacent to, an existing or platted residential subdivision. If such use is established prior to December 17, 2013, the adjoining lands may be platted for residential subdivisions after that date.

(b) **Long-term use.** This use shall be located in an area that is planned to remain commercially viable for agricultural land uses over the long term.

(c) **Setbacks.** All buildings, structures, and outdoor storage areas shall be located at least 100 feet from all side and rear property boundary lines.

**9.08-378 to 9.08-380 Reserved****Series 13. Transportation Facilities****9.08-381 Airport**

All buildings, outdoor airplane or helicopter storage areas, and other activity areas shall be located at least 100 feet from the perimeter of the airport property.

**9.08-382 Bus storage facility**

Outdoor storage areas and other activity areas shall be located at least 50 feet from a property in a residential zoning district and 25 feet from a property in a commercial or mixed-use zoning district.

**9.08-383 Mass transit terminal**

The primary access to a mass transit terminal shall be off of a road classified as a collector or a higher classification as depicted on the zoning map or a supplemental map.

**9.08-384 Off-site parking lot**

(a) **Access requirements.** The primary access to an off-site parking lot shall be off of a road classified as a collector or a higher classification as depicted on the zoning map or a supplemental map.

(b) **Cut-through traffic.** Access and vehicular circulation shall be designed so as to discourage cut-through traffic.

**9.08-385 Parking structure**

Snow chutes shall be placed in a location causing the least amount of impact on surrounding properties.

**9.08-386 Park-and-ride lot**

The primary access to a park-and-ride lot shall be located in close proximity to a road classified as a collector or a higher classification as depicted on the zoning map or a supplemental map.

**9.08-387 Railroad line**

No special standards apply to railroad lines.

**9.08-388 Street**

No special standards apply to streets.

**9.08-390 to 9.08-400 Reserved****Series 14. General Storage****9.08-401 Bulk fuel storage**

No special standards apply to bulk fuel storage.

**9.08-402 ~~Personal storage facility~~ [Intentionally Deleted](#)**

~~(a) **Minimum lot area.** The lot on which a personal storage facility is located shall be at least one acre in size.~~

~~(b) **Access.** The access to a cubicle shall not open directly onto a public road right-of-way.~~

~~(c) **Surfacing of travelways.** Driveways, interior aisles, and walkways shall be concrete or asphaltic concrete, except as may be allowed in this subsection. Consistent with the procedures and requirements of article 7 of this chapter, the Plan Commission may allow gravel surfaces as a special exception and require, as a condition of approval, additional buffer yard and landscaping requirements deemed necessary to provide adequate screening between this use and adjoining properties.~~

~~(d) **Storage of prohibited substances.** No cubicle shall be used to store explosives, toxic substances, hazardous materials, or radioactive materials.~~

~~(e) **Uses.** Only uses that are accessory to storage shall occur. No portion of the site shall be used for fabrication, repair, or any similar use or for human habitation.~~

~~(f) **Design.** The personal storage facility shall be designed so as to minimize adverse visual impacts on nearby properties. The color, exterior materials, and orientation of proposed buildings and structures shall complement existing and anticipated development in the surrounding area. A personal storage facility in a commercial zoning district shall meet the special architectural requirements in division 8 of this article.~~

~~(g) **Fencing of outdoor storage area.** An area used for outdoor storage of operational vehicles, watercraft, and the like shall be enclosed by a security fence.~~

~~(h) **Setback of outdoor storage area.** Outdoor storage areas shall comply with the building setback standards for the zoning district in which the use is located.~~

#### **9.08-403 Truck terminal**

(a) **Setback of outdoor storage area.** Outdoor storage areas and other activity areas shall be located at least 100 feet from a property in a residential zoning district.

(b) **Control of fugitive dust.** As part of the building, site, and operation plan review process, the control of fugitive dust generated by this use shall be addressed.

#### **9.08-404 Warehouse**

(a) **Setback of outdoor storage area.** Outdoor storage areas and other activity areas shall be located at least 100 feet from a property in a residential zoning district.

(b) **Control of fugitive dust.** As part of the building, site, and operation plan review process, the control of fugitive dust generated by this use, if any, shall be addressed.

#### **9.08-406 to 9.08-410 Reserved**

### **Series 15. Industrial Uses**

#### **9.08-411 Artisan shop**

When an artisan shop is located in a commercial or mixed-use zoning district, all materials and activities, except loading and unloading, shall be conducted entirely within the confines of a building.

#### **9.08-412 Batching plant associated with a nonmetallic mine**

(a) **Prerequisite use.** A batching plant in this instance shall only be allowed as an ancillary use to a nonmetallic mine that was previously approved under this chapter.

(b) **Setback requirements.** A batching plant shall be located at least 300 feet from a property in a residential zoning district and 200 feet from a property in a commercial or mixed-use zoning district.

(c) **Termination of approval.** If the zoning administrator determines that the nonmetallic mine with which the batching plant is associated is permanently closed, the administrator shall follow the procedure outlined in article 7 of this chapter relating to termination of the approval.

**Exhibit 11-1. Parking standards – continued**

<b>11.0</b>	<b>Government and Community Services</b>	<b>Minimum Vehicle Spaces</b>
11.01	Administrative government center	1 space for each 300 square feet of gross floor area
11.02	Animal shelter	1 space for each 600 square feet of gross floor area; plus 1 space for each employee on the largest work shift
11.03	Cemetery	1 space for each 250 square feet of gross floor area or 1 space for each 4 seats at maximum capacity, whichever is greater; plus 1 space for each employee on the largest work shift
11.04	Civic use facility	1 space for each 250 square feet of gross floor area or 1 space for each 4 patrons at maximum capacity, whichever is greater; plus 1 space for each employee on the largest work shift
11.05	Community center	1 space for each 250 square feet of gross floor area or 1 space for each 4 patrons at maximum capacity, whichever is greater; plus 1 space for each employee on the largest work shift
11.06	Community cultural facility	1 space for each 250 square feet of gross floor area or 1 space for each 4 patrons at maximum capacity, whichever is greater; plus 1 space for each employee on the largest work shift
11.07	Community garden	1 space for each 10,000 square feet of land available for production
11.08	Correctional facility	1 space for each 10 residents for visitation; plus 1 space for each employee on the largest work shift
11.09	Educational facility, pre-K through 12	0.5 spaces for each (K-8) classroom; 1 space for each 8 students (grades 9-12) at design capacity; plus 1 space for each employee on the largest work shift
11.10	Educational facility, post-secondary	0.5 spaces for each student during the largest class attendance period; plus 1 space for each employee on the largest work shift
11.11	Maintenance garage	1 space for each employee on the largest work shift
11.12	Park	1 space for each 3 patrons at the peak use period
11.13	Public safety facility	1 space for each 500 gross square feet of office area; 1 space for each employee on the largest work shift; plus 1 space for each vehicle normally parked on the premises
11.14	Recreation trail	On-site parking not required
11.15	Unspecified public use	Determined on a case-by-case basis
11.16	Worship facility	1 space for each 4 patrons at maximum capacity; plus 1 space for each employee on the largest work shift
<b>12.0</b>	<b>Telecommunications and Utilities [6]</b>	
12.01	Solar energy system	1 space for each employee on the largest work shift
12.02	Stormwater management facility	On-site parking not required
12.03	Telecommunication facility, concealed	1 space
12.04	Telecommunication facility, unconcealed	1 space
12.05	Utility installation, major	1 space for each on-site employee on the largest work shift
12.06	Utility installation, minor	1 space, although the zoning administrator may grant a waiver
12.07	Utility maintenance yard	1 space for each employee on the largest work shift
<b>13.0</b>	<b>Transportation</b>	
13.01	Airport	Determined on a case-by-case basis
13.02	Bus storage facility	1 space for each employee on the largest work shift
13.03	Marina	1 space for each 2 boat slips
13.04	Mass transit terminal	1 space for each 100 square feet of gross floor area devoted to a passenger waiting area; plus 1 space for each 300 square feet of gross floor area devoted to offices
13.05	Off-site parking lot	On-site parking not required
13.06	Parking structure	On-site parking not required
13.07	Park-and-ride lot	On-site parking not required
13.08	Railroad line	On-site parking not required
13.09	Street	On-site parking not required
<b>14.0</b>	<b>General Storage</b>	
14.01	<del>Boat yard</del> <a href="#">Intentionally Deleted</a>	<del>1 space for each employee on the largest work shift</del>
14.02	Bulk fuel storage	1 space for each employee on the largest work shift
14.03	<del>Personal storage facility</del> <a href="#">Intentionally Deleted</a>	<del>1 space for each 50 rental units when an office is provided, plus 1 space for each employee on the largest work shift</del>
14.04	Truck terminal	1 space for each employee on the largest work shift; plus 1 space for each fleet vehicle parked on site
14.05	Warehouse	1 space for each employee on the largest work shift; plus 1 space for each fleet vehicle parked on site

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