

**TOWN OF CLAYTON
WINNEBAGO COUNTY, WISCONSIN**

ORDINANCE NO. 2023-002

**AN ORDINANCE TO AMEND DIVISION 13 OF ARTICLE 7, SECTION 9.08-21, DIVISION 8
OF ARTICLE 8, ATTACHMENT B, ATTACHMENT C, ATTACHMENT D, ATTACHMENT E,
AND ATTACHMENT F OF THE TOWN OF CLAYTON ZONING ORDINANCE**

WHEREAS, the Town of Clayton Board of Supervisors has deemed it is in the Town's best interest and that of its citizens to amend the Town of Clayton Zoning Ordinance, specifically related to Site Plan Review procedures and requirements; and

WHEREAS, the Town of Clayton established an Ad Hoc Committee to evaluate and recommend amendments to the Town Zoning Ordinance related to Site Plan Review procedures and requirements; and

WHEREAS, the Site Plan Review Ad Hoc Committee met on numerous occasions to evaluate and recommend amendments to the Town Zoning Ordinance related to Site Plan Review procedures and requirements; and

WHEREAS, the Site Plan Review Ad Hoc Committee's recommendations were presented to the Town of Clayton Plan Commission on January 25, 2023; and

WHEREAS, in consideration of the Site Plan Review Ad Hoc Committee's recommendations, the Town of Clayton Plan Commission proposed text amendments to the Town of Clayton Zoning Ordinance; and

WHEREAS, a public hearing on the proposed Ordinance amendments was held at a Town of Clayton Plan Commission meeting at 7:00 p.m. on Wednesday, April 12, 2023, to hear comments from the public in support or objection of the proposed Ordinance amendments; and

WHEREAS, following April 12, 2023, public hearing on the proposed Ordinance amendments, the Town of Clayton Plan Commission recommended adoption of the text amendments by the Town Board; and

WHEREAS, all procedural requirements have been met for the purposes of consideration of the amendment as provided in the Town of Clayton Zoning Ordinance and Wis. Stat. §62.23(7)(am) and Wis. Stat. 60.10(2)(h); and

NOW, THEREFORE, BE IT ORDAINED, THAT THE TOWN OF CLAYTON BOARD OF SUPERVISORS OF THE TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, PURSUANT TO THE TOWN COMPREHENSIVE PLAN AND WIS. STAT. §62.23(7)(AM) AND WIS. STAT. §60.10(2)(H), HEREBY ADOPTS THE AMENDMENTS TO THE TOWN OF CLAYTON ZONING ORDINANCE CONSISTENT WITH THE RECOMMENDATION BY THE TOWN OF CLAYTON PLAN COMMISSION, SUMMARIZED AS FOLLOWS AND INCLUDED WITH THIS ORDINANCE IN THEIR ENTIRETY AS EXHIBIT A:

1. Division 13 of Article 7, Site Plan: Fixing grammatical errors; Updating/amending application, review & decision procedures/requirements for development projects requiring site plan review.

2. Section 9.08-21, Land Uses Generally Allowed within Zoning Districts, & Exhibit 8-1, Land Use Matrix: Fixing grammatical errors; Clarifying permit requirements; adding site plan review requirement for Multifamily Building (3+ units) & Community Living Arrangement (9-15 residents) uses; & removing site plan review requirement for Stormwater Management Facility, Minor Utility Installation, Short Term Rental, Hobby Kennel, Pond, On-Site/Off-Site Earth Materials Stockpile, Off-Site Construction Yard, Seasonal Product Sales, & Snow Disposal Site uses.
3. Division 8 of Article 8, Special Site Design Principles & Architectural Standards: Fixing grammatical errors; Amending/clarifying applicability & specific requirements regarding site design, architectural and landscaping design, outdoor storage, exterior lighting, signs, & personal storage facilities.
4. Attachment B, Horizontal Site Design Requirements: Repealing & replacing Attachment B, describing site design requirements for driveways, vision clearance triangles, stormwater/erosion control, private on-site wastewater treatment systems, private well construction, stockpiling, & utilities.
5. Attachment C, Architectural Design Standards: Repealing & replacing Attachment C, describing architectural requirements for exterior building/roofing materials for the three design tiers/zones, existing structures, infill development, accessory buildings, architectural screening, loading docks & overhead doors, awnings, canopies & projections, sustainable design, building orientation, & internal building layout.
6. Attachment D, Architectural & Landscape Design Zones: Repealing & replacing Attachment D, consisting of a map dividing the Town into three design tiers/zones.
7. Attachment E, Landscape Design Standards: Repealing & replacing Attachment E, describing landscaping requirements for site landscaping for the three design tiers/zones, maintenance, & alternative compliance landscape plans.
8. Attachment F, Environmental & Energy Efficiency Guidelines: Repealing & replacing Attachment F, describing guidelines for incorporation of environmental & energy efficiency components into a development.

NOW, THEREFORE, BE IT FURTHER ORDAINED, that these amendments to the Town of Clayton Zoning Ordinance shall be effective immediately upon passage by the Winnebago County Board of Supervisors, and upon posting or publication of the same, as made and required by law.

Adopted this 19th day of April, 2023

Vote: Yes: 5 No: 0 Absent: 0 Abstain: 0

TOWN OF CLAYTON

By:


Russell D. Geise, Town Chair

Attest:


Kelsey Faust-Kubale, Town Clerk

**DIVISION 3
ALLOWABLE LAND USES**

Sections

9.08-21	Land uses generally allowable within zoning districts	9.08-26	Removal of principal building while retaining an accessory building
9.08-22	Similarity of land uses	9.08-27	Special provisions for community living arrangements
9.08-23	Land uses not listed	9.08-28	Special provisions for specified foster homes and treatment foster homes
9.08-24	Project classified in more than one land use category	9.08-29	Site restrictions
9.08-25	Establishment of an accessory land use prior to establishment of principal use	9.08-30	Map of conditional uses

9.08-21 Land uses generally allowed within zoning districts

(a) **General purpose zoning districts.** For the purposes of this Chapter, land uses are classified as principal, accessory, or temporary. Exhibit 8-1 lists principal land uses (Series 1 to 16), accessory uses (Series 17), and temporary uses (Series 18). A number in brackets [xx] next to a land use refers to a note that is included at the end of Exhibit 8-1. Each of the land uses are designated as one of the following:

- (1) A "P" indicates that the use is permitted in the zoning district by right, provided that all other provisions of this Chapter are met. These uses generally do not undergo public review, but are reviewed at the administrative level to ensure compliance.
- (2) A "C" indicates that the use is permitted in the zoning district as a conditional use provided that all other provisions of this Chapter are met. The general procedures for a conditional use are found in Division 4 of Article 7. In the A-1 Agribusiness district, conditional uses must meet the requirements of Chapter 91 of the Wisconsin State Statutes where noted in addition to the conditional use requirements found in Division 4 of Article 7.
- (3) An "S" indicates that the use is permitted in the A-1 agribusiness zoning district as a special use provided that all other provisions of this Chapter are met. The procedures for the special use permit are found in Division 5 in Article 7.
- (4) A "-" indicates that the use is not permitted in the zoning district.

(b) **Exceptions to land uses permitted by right.** Any commercial or industrial land use that is shown as permitted by right that emits air contaminants, fugitive dust, or potentially offensive odors or sounds outside of the building; incinerates any substance; or handles radioactive materials, hazardous substances, hazardous waste, or regulated substances is considered a conditional use.

(c) **Planned development districts.** Land uses that are permitted in a planned development district are enumerated in the general development plan for the district, along with development standards, if any.

(d) **Permits/approvals needed.** A "ZP" indicates Zoning Permit (Conditional Use, Special Use, and/or Zoning Permit) and an "SP" indicates Site Plan as described in Article 7 of this Chapter.

(e) **Descriptions of land uses.** Descriptions of the land uses are found in Section 9.03-02 of Article 3 of this Chapter.

(f) **Standards for land uses.** Standards for the development of the land uses in Exhibit 8-1 are found in Divisions 4, 5, 8, 9, 10, and 11 of Article 8 of this Chapter.

Exhibit 8-1. Land use matrix

			Base Zoning District															
			Review	Special Standards														
1 Agriculture					A-1	A-2	R-1	R-2	R-3	R-4	R-8	P-1	B-1	B-2	B-3	M-1	I-1	I-2
1.01 Agriculture-related use			ZP,SP	9.08-231	C	C	-	-	-	-	-	-	-	-	-	-	P	C
1.02 Agriculture, crop			-	9.08-232	P	P	P	P	P	P	P	P	P	P	P	P	P	P
1.03 Agriculture, general, fewer than 500 animal units			-	9.08-233	P	P	-	-	-	-	-	-	-	-	-	-	-	-
1.04 Agriculture, general, 500 animal units or more			ZP	9.08-233	S	C	-	-	-	-	-	-	-	-	-	-	-	-
1.05 Greenhouse			ZP,SP	9.08-234	P	P	-	-	-	-	-	-	-	C	C	-	C	C
2 Resource-Based Uses																		
2.01 Dam [1]			ZP,SP	9.08-241	C	C	C	C	C	C	C	C	C	C	C	C	C	C
2.02 Forestry			-	9.08-242	P	P	P	P	P	P	P	P	P	P	P	P	P	P
2.03 Hunting preserve			ZP,SP	9.08-243	-	C	-	-	-	-	-	-	-	-	-	-	C	C
2.04 Sewage sludge disposal			-	9.08-244	P	P	P	P	P	P	P	P	P	P	P	P	P	P
2.05 Wildlife park			ZP,SP	9.08-245	-	C	-	-	-	-	-	-	-	-	-	-	C	C
3 Residential																		
3.01 Mixed-use housing			ZP,SP	9.08-251	-	-	-	-	-	-	-	-	-	C	P	P	-	-
3.02 Manufactured housing community			ZP,SP	9.08-252	-	-	-	-	-	-	P	-	-	-	-	-	-	-
3.03 Multifamily building, 3–4 units			ZP, SP	9.08-253	-	-	-	-	-	P	-	-	-	-	C	P	-	-
3.03 Multifamily building, 5–8 units			ZP, SP	9.08-253	-	-	-	-	-	P	-	-	-	-	C	C	-	-
3.03 Multifamily building, 9 or more units			ZP, SP	9.08-253	-	-	-	-	-	C	-	-	-	-	-	C	-	-
3.04 Single-family dwelling [2]			ZP	9.08-254	C	P	P	P	P	-	-	-	-	-	-	-	-	-
3.05 Townhouse, 3–4 units			ZP,SP	9.08-255	-	-	-	-	-	P	-	-	-	-	C	P	-	-
3.05 Townhouse, 5–8 units			ZP,SP	9.08-255	-	-	-	-	-	P	-	-	-	-	C	C	-	-
3.05 Townhouse, 9 or more units			ZP,SP	9.08-255	-	-	-	-	-	C	-	-	-	-	-	C	-	-
3.06 Twin home			ZP	9.08-256	-	-	-	-	P	P	-	-	-	-	-	P	-	-
3.07 Two-family building, 2 units			ZP	9.08-257	-	-	-	-	P	P	-	-	-	-	C	P	-	-
4 Special Care Facilities																		
4.01 Adult family home			ZP	9.08-261	-	-	P	P	P	P	-	-	-	-	-	-	-	-
4.02 Community living arrangement, 8 or fewer residents [3]			ZP	9.08-262	-	-	P	P	P	P	-	-	-	-	-	-	-	-
4.02 Community living arrangement, 9–15 residents [3]			ZP, SP	9.08-262	-	-	P	P	P	P	-	-	-	-	-	-	-	-
4.02 Community living arrangement, 16 or more residents [3]			ZP,SP	9.08-262	-	-	P	P	P	P	-	-	-	-	-	-	-	-
4.03 Foster home and treatment foster home [4]			ZP	9.08-263	-	-	P	P	P	P	-	-	-	-	-	-	-	-
4.04 Group day care center [5]			ZP,SP	9.08-264	-	-	-	-	C	C	-	-	P	P	P	P	C	C
4.05 Hospice care center			ZP,SP	9.08-265	-	C	C	C	C	P	-	-	C	C	P	C	-	-
4.06 Nursing home			ZP,SP	9.08-266	-	-	C	C	C	P	-	-	-	C	P	C	-	-
4.07 Retirement home			ZP,SP	9.08-267	-	-	C	C	C	P	-	-	-	C	P	C	-	-
4.08 Temporary shelter [6]			ZP,SP	9.08-268	-	-	-	-	-	-	-	-	C	C	C	-	-	-
5 Group Accommodations [7]																		
5.01 Boardinghouse			ZP,SP	9.08-271	-	-	-	-	-	C	-	-	-	C	P	C	-	-
5.02 Campground			ZP,SP	9.08-272	-	C	-	-	-	-	-	C	-	-	C	-	-	-
5.03 Group recreation camp			ZP,SP	9.08-273	-	C	-	-	-	-	-	C	-	-	C	-	-	-
5.04 Migrant labor camp [8]			ZP,SP	9.08-274	C	C	-	-	-	-	-	-	-	-	-	-	-	-
5.05 Overnight lodging			ZP,SP	9.08-275	-	-	-	-	-	-	-	-	-	C	P	P	-	-
5.06 Resort			ZP,SP	9.08-276	-	C	-	-	-	-	-	-	-	C	P	C	-	-
6 Food and Beverage Sales																		
6.01 Brewpub			ZP,SP	9.08-281	-	-	-	-	-	-	-	-	-	C	P	P	C	-
6.02 Restaurant			ZP, SP	9.08-282	-	-	-	-	-	-	-	-	C	P	P	P	-	-
6.03 Tavern			ZP, SP	9.08-283	-	-	-	-	-	-	-	-	C	P	P	C	-	-

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Exhibit 8-1. Land use matrix – continued

7 Vehicle Rental, Sales, and Service	Review	Special Standards	Base Zoning District													
			A-1	A-2	R-1	R-2	R-3	R-4	R-8	P-1	B-1	B-2	B-3	M-1	I-1	I-2
7.01 Heavy vehicle sales and rental	ZP,SP	9.08-291	-	-	-	-	-	-	-	-	-	-	C	-	P	C
7.02 Truck stop	ZP,SP	9.08-292	-	-	-	-	-	-	-	-	-	-	C	-	C	C
7.03 Vehicle fuel station	ZP,SP	9.08-293	-	-	-	-	-	-	-	-	-	C	P	C	C	C
7.04 Vehicle repair shop	ZP,SP	9.08-294	-	-	-	-	-	-	-	-	-	C	P	-	C	C
7.05 Vehicle sales and rental	ZP,SP	9.08-295	-	-	-	-	-	-	-	-	-	C	P	-	C	-
7.06 Vehicle service shop	ZP,SP	9.08-296	-	-	-	-	-	-	-	-	-	C	P	-	C	C
7.07 Vehicle storage yard	ZP,SP	9.08-297	-	-	-	-	-	-	-	-	-	-	-	-	C	C
8 General Sales																
8.01 Convenience retail sales	ZP,SP	9.08-301	-	-	-	-	-	-	-	-	P	P	P	P	-	-
8.02 General retail sales	ZP,SP	9.08-302	-	-	-	-	-	-	-	-	C	P	P	C	-	-
8.03 General retail sales, large format	ZP,SP	9.08-303	-	-	-	-	-	-	-	-	-	-	P	-	-	-
8.04 Outdoor sales	ZP,SP	9.08-304	-	-	-	-	-	-	-	-	C	C	P	-	C	-
9 General Services																
9.01 Administrative services	ZP,SP	9.08-311	-	-	-	-	-	-	-	-	C	P	P	P	-	-
9.02 Adult-oriented establishment	ZP,SP	9.08-312	-	-	-	-	-	-	-	-	-	-	P	-	-	-
9.03 Body-piercing establishment	ZP,SP	9.08-313	-	-	-	-	-	-	-	-	C	P	P	P	-	-
9.04 Commercial kennel	ZP,SP	9.08-314	-	C	-	-	-	-	-	-	-	C	P	P	C	-
9.05 Commercial stable	ZP,SP	9.08-315	-	C	-	-	-	-	-	-	-	-	-	-	C	-
9.06 Equipment rental, large	ZP,SP	9.08-316	-	-	-	-	-	-	-	-	-	-	C	-	P	C
9.07 Equipment rental, small	ZP,SP	9.08-317	-	-	-	-	-	-	-	-	-	C	P	-	-	-
9.08 Financial services	ZP,SP	9.08-318	-	-	-	-	-	-	-	-	P	P	P	P	-	-
9.09 Funeral home	ZP,SP	9.08-319	-	-	-	-	-	-	-	-	C	P	P	P	-	-
9.10 General repair	ZP,SP	9.08-320	-	-	-	-	-	-	-	-	C	P	P	P	C	-
9.11 General services	ZP,SP	9.08-321	-	-	-	-	-	-	-	-	C	P	P	P	-	-
9.12 Health care clinic	ZP,SP	9.08-322	-	-	-	-	-	-	-	C	C	P	P	P	-	-
9.13 Health care center	ZP,SP	9.08-323	-	-	-	-	-	-	-	C	-	C	P	P	-	-
9.14 Instructional services	ZP,SP	9.08-324	-	-	-	-	-	-	-	-	C	P	P	P	C	-
9.15 Landscape business	ZP,SP	9.08-325	-	C	-	-	-	-	-	-	-	-	C	-	P	-
9.16 Professional services	ZP,SP	9.08-326	-	-	-	-	-	-	-	-	P	P	P	P	-	-
9.17 Tattoo establishment	ZP,SP	9.08-327	-	-	-	-	-	-	-	-	C	P	P	P	-	-
9.18 Veterinary clinic, general [9]	ZP,SP	9.08-328	C	C	-	-	-	-	-	-	-	-	C	-	C	-
9.19 Veterinary clinic, small animal [9]	ZP,SP	9.08-329	C	C	-	-	-	-	-	-	C	P	P	P	C	-
10 Recreation and Entertainment																
10.01 Driving range	ZP,SP	9.08-341	-	C	-	-	-	-	-	-	-	-	C	-	C	-
10.02 Golf course	ZP,SP	9.08-342	-	C	C	C	C	C	-	C	-	-	-	-	C	-
10.03 Indoor entertainment	ZP,SP	9.08-343	-	-	-	-	-	-	-	-	-	P	P	P	-	-
10.04 Indoor recreation	ZP,SP	9.08-344	-	-	-	-	-	-	-	-	-	P	P	P	-	-
10.05 Outdoor entertainment	ZP,SP	9.08-345	-	-	-	-	-	-	-	-	-	C	P	-	C	-
10.06 Outdoor recreation	ZP,SP	9.08-346	-	-	-	-	-	-	-	C	-	C	C	-	C	-
10.07 Outdoor shooting range	ZP,SP	9.08-347	-	C	-	-	-	-	-	C	-	-	-	-	C	C
11 Government and Community Services																
11.01 Administrative government center	ZP,SP	9.08-351	-	-	-	-	-	-	-	P	-	-	-	-	-	-
11.02 Animal shelter	ZP,SP	9.08-352	-	C	-	-	-	-	-	P	-	-	-	-	-	-
11.03 Cemetery [10]	ZP,SP	9.08-353	C	C	-	-	-	-	-	P	C	C	C	-	-	-
11.04 Civic use facility	ZP,SP	9.08-354	-	-	-	-	-	-	-	P	-	-	P	-	C	-
11.05 Community center	ZP,SP	9.08-355	-	C	C	C	C	C	-	P	C	P	P	C	-	-
11.06 Community cultural facility	ZP,SP	9.08-356	-	-	-	-	-	-	-	P	C	P	P	P	-	-
11.07 Community garden	ZP,SP	9.08-357	P	P	P	P	P	P	P	P	P	P	P	P	P	-

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Exhibit 8-1. Land use matrix – continued

11 Government and Community Services - cont.	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
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	-
12 Telecommunications and Utilities [11]																
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
13 Transportation																
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
14 General Storage																
14.01 Bulk fuel storage	ZP,SP	9.08-401	-	-	-	-	-	-	-	-	-	-	-	-	P	P
14.02 Personal storage facility	ZP,SP	9.08-402	-	C	-	-	-	-	-	-	-	-	C	-	P	C
14.03 Truck terminal	ZP,SP	9.08-403	-	-	-	-	-	-	-	-	-	-	-	-	P	P
14.04 Warehouse	ZP,SP	9.08-404	-	-	-	-	-	-	-	-	-	-	-	-	P	P
15 Industrial Uses																
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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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-1	B-1	B-2	B-3	M-1	I-1	I-2
16 Solid Waste																
16.01 Composting facility	ZP,SP	9.08-431	P	P	-	-	-	-	-	P	-	-	-	-	P	P
16.02 Recycling center	ZP,SP	9.08-432	-	-	-	-	-	-	-	P	-	-	-	-	P	P
16.03 Solid waste landfill	ZP,SP	9.08-433	-	C	-	-	-	-	-	C	-	-	-	-	C	C
16.04 Solid waste transfer station	ZP,SP	9.08-434	-	C	-	-	-	-	-	C	-	-	-	-	P	P
17 Accessory Uses																
17.01 Adult family home [14]	ZP	9.08-441	P	P	P	P	P	P	P	-	P	P	P	P	-	-
17.02 Amateur radio antenna [14]	-	9.08-442	P	P	P	P	P	P	P	-	P	P	P	P	-	-
17.03 Automated teller machine	ZP	9.08-443	-	-	-	-	-	-	-	-	P	P	P	P	-	-
17.04 Backyard chickens [16]	-	9.08-444	P/C	P	C	C	C	-	C	-	-	-	-	-	P	P
17.05 Short Term Rental [14, 15]	ZP	9.08-445	C	C	C	C	C	-	-	-	C	C	-	-	-	-
17.06 Commercial truck parking [14]	ZP	9.08-446	P	P	P	P	-	-	-	-	-	-	-	-	-	-
17.07 Exterior communication device [14]	-	9.08-447	P	P	P	P	P	P	P	-	P	P	P	P	P	P
17.08 Family day care home [14, 15]	ZP	9.08-448	P	P	P	P	P	P	P	-	P	P	P	P	-	-
17.09 Farm building storage	ZP	9.08-449	P	C	-	-	-	-	-	-	-	-	-	-	-	-
17.10 Farm residence	ZP	9.08-450	P	P	-	-	-	-	-	-	-	-	-	-	-	-
17.11 Farmstead retail outlet	ZP,SP	9.08-451	C	C	-	-	-	-	-	-	-	-	-	-	-	-
17.12 Fence	ZP	9.08-452	P	P	P	P	P	P	P	-	P	P	P	P	P	P
17.13 Foster home and treatment foster home [17]	ZP	9.08-453	P	P	P	P	P	P	P	-	P	P	P	P	-	-
17.14 Garage, nonresidential [18]	ZP	9.08-454	-	-	-	-	-	-	-	-	P	P	P	P	P	P
17.15 Garage, residential [19]	ZP	9.08-455	P	P	P	P	P	P	P	-	P	P	P	P	-	-
17.16 Garden	-	9.08-456	P	P	P	P	P	P	P	-	P	P	P	P	P	P
17.17 Greenhouse [14,19]	ZP	9.08-457	P	P	P	P	P	P	P	-	-	-	-	-	-	-
17.18 Helipad	ZP,SP	9.08-458	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17.19 Home occupation, major [14]	ZP,SP	9.08-459	-	C	C	C	C	C	-	-	C	C	C	C	-	-
17.20 Home occupation, minor [14, 15]	ZP	9.08-460	P	P	P	P	P	P	P	-	P	P	P	P	-	-
17.21 Hot tub [14]	-	9.08-461	P	P	P	P	P	P	P	-	P	P	P	P	-	-
17.22 Household livestock, 2.5 acres or more but less than 5 acres [14]	ZP	9.08-462	P	C	C	-	-	-	-	-	-	-	-	-	-	-
17.22 Household livestock, 5 acres or more [14]	ZP	9.08-462	P	P	C	-	-	-	-	-	-	-	-	-	-	-
17.23 Indoor sales incidental to light industrial use	ZP	9.08-463	-	-	-	-	-	-	-	-	-	-	-	-	C	-
17.24 Kennel, hobby [14, 15]	ZP	9.08-464	C	C	C	C	C	C	C	-	C	C	C	C	-	-
17.25 Kennel, private [14, 15]	-	9.08-465	P	P	P	P	P	P	P	-	P	P	P	P	-	-
17.26 Light industrial use incidental to indoor sales	ZP,SP	9.08-466	-	-	-	-	-	-	-	-	-	-	-	-	C	-
17.27 Outdoor display incidental to indoor sales	ZP,SP	9.08-467	-	-	-	-	-	-	-	-	-	C	C	C	-	-
17.28 Outdoor food and beverage service	ZP,SP	9.08-468	-	-	-	-	-	-	-	-	C	C	C	C	-	-
17.29 Outdoor furnace	ZP	9.08-469	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.30 Parking lot (on-site)	ZP	9.08-470	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.31 Play structure [14]	-	9.08-471	P	P	P	P	P	P	P	P	P	P	P	P	P	-
17.32 Pond	ZP	9.08-472	P	P	C	C	C	C	C	P	P	P	P	P	P	P
17.33 Rural accessory structure [14]	ZP	9.08-473	P	P	P	P	P	P	P	-	-	-	-	-	-	-
17.34 Service window, drive-up	ZP,SP	9.08-474	-	-	-	-	-	-	-	C	C	C	C	C	-	-
17.35 Service window, walk-up	ZP,SP	9.08-475	-	-	-	-	-	-	-	C	C	C	C	C	-	-
17.36 Solar energy system, building-mounted	ZP	9.08-476	na	na	na	na	na	na	na	na	na	na	na	na	na	na
17.37 Solar energy system, free-standing	ZP	9.08-477	na	na	na	na	na	na	na	na	na	na	na	na	na	na
17.38 Storage container, 1 or 2 units	ZP	9.08-478	-	-	-	-	-	-	-	-	P	P	P	-	P	P
17.38 Storage container, 3 or more units	ZP,SP	9.08-478	-	-	-	-	-	-	-	-	C	C	C	-	C	C
17.39 Swimming pool	ZP	9.08-479	P	P	P	P	P	P	P	-	P	P	P	P	-	-

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Exhibit 8-1. Land use matrix – continued

17 Accessory Uses – continued	Review	Special Standards	Base Zoning District													
			A-1	A-2	R-1	R-2	R-3	R-4	R-8	P-1	B-1	B-2	B-3	M-1	I-1	I-2
17.40 Temporary shelter [19]	ZP,SP	9.08-480	-	-	-	-	-	-	-	-	C	C	C	C	-	-
17.41 Utility cabinet	ZP	9.08-481	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.42 Yard shed [20]	ZP	9.08-482	P	P	P	P	P	P	P	P	P	P	P	P	-	-
18 Temporary Uses																
18.01 Agricultural product sales, off-site	ZP	9.08-501	-	P	P	-	-	-	-	-	P	P	P	P	P	P
18.02 Agricultural product sales, on-site	ZP	9.08-502	P	P	P	-	-	-	-	-	-	-	-	-	-	-
18.03 Earth materials stockpile, off-site [21]	ZP	9.08-503	-	C	-	-	-	-	-	C	-	-	-	-	C	C
18.03 Earth materials stockpile, on-site [22]	ZP	9.08-503	-	P	P	P	P	P	P	P	P	P	P	P	P	P
18.04 Farmers market [23]	ZP,SP	9.08-504	P	P	P	-	-	-	-	C	C	P	P	P	C	-
18.05 General outdoor sales	ZP,SP	9.08-505	-	-	-	-	-	-	-	-	-	C	P	-	C	-
18.06 Model home	ZP	9.08-506	-	-	P	P	P	P	-	-	-	-	-	-	-	-
18.07 Off-site construction yard	ZP	9.08-507	-	C	C	C	C	C	C	-	C	C	C	C	C	C
18.08 On-site construction office [24]	ZP	9.08-508	-	-	P	P	P	P	-	-	-	P	P	P	P	P
18.09 On-site construction yard [24]	ZP	9.08-509	-	-	P	P	P	P	-	-	-	P	P	P	P	P
18.10 Portable storage container	-	9.08-510	-	P	P	P	P	P	P	P	P	P	P	P	P	P
18.11 Relocatable building [25]	ZP,SP	9.08-511	-	-	-	-	-	-	-	P	C	C	C	C	-	-
18.12 Seasonal product sales	ZP	9.08-512	C	C	C	-	-	-	-	-	C	P	P	P	C	-
18.13 Snow disposal site	ZP	9.08-513	C	C	-	-	-	-	-	P	C	C	C	C	C	C
18.14 Special event	ZP,SP	9.08-514	-	C	C	C	-	-	-	-	-	-	-	-	-	-
18.15 Special event camping	ZP,SP	9.08-515	-	C	C	C	C	C	-	-	C	C	C	C	C	C
18.16 Special event concessions	ZP,SP	9.08-516	-	C	C	C	C	C	-	-	C	C	C	C	C	C
18.17 Special event parking	ZP,SP	9.08-517	-	C	C	C	C	C	-	-	C	C	C	C	C	C
18.18 Wind test tower	-	9.08-518	P	P	P	P	P	P	P	P	P	P	P	P	P	P
18.19 Yard sale [26]	-	9.08-519	P	P	P	P	P	P	P	P	P	P	P	P	-	-

Notes:

1. Unless it qualifies under s. 91.44(1)(f) Wis. Stats, this use in the A-1 agribusiness zoning district may only be allowed as a conditional use and must be issued a permit in accordance with s. 91.46(4) or (5) Wis. Stats.
2. In the A-1 agribusiness zoning district, a single-family dwelling may be located on a parcel not constituting a farm or on a parcel of land created after (EFFECTIVE DATE OF ADOPTION). Single-family dwellings in the A-1 agribusiness zoning district are subject to the density standards in Exhibit 8-2 and must comply with s. 91.46(2) Wis. Stats.
3. See s. 9.08-27 for special provisions that may apply.
4. See s. 9.08-28 for special provisions that may apply.
5. A family day care home (4-8 children) is an accessory use and is therefore listed in Series 17.
6. This use may be an accessory use when associated with a worship facility, community center, and the like.
7. A bed and breakfast is an accessory use and is therefore listed in Series 17.
8. A migrant labor camp in the A-1 agribusiness zoning district must be certified under s. 103.92 Wis. Stats.
9. Veterinary clinics in the A-1 agribusiness zoning district must primarily treat livestock or comply with s. 91.01(1)(d) Wis. Stats.
10. This use in the A-1 agribusiness zoning district must comply with s. 91.46(5) Wis. Stats.
11. An amateur radio station is an accessory use and is therefore listed in Series 17.
12. A batching plant when not associated with an approved nonmetallic mine is classified as heavy industrial (See 15.07). When it is associated with an approved nonmetallic mine in the A-1 agribusiness zoning district it must comply with s. 91.46(6) Wis. Stats.
13. This use in the A-1 agribusiness zoning district must comply with s. 91.46(6) Wis. Stats.
14. This use may only occur with a principal residential use or where the residential dwelling is occupied by the owner.
15. This use in the A-1 agribusiness zoning district must comply with s. 91.01(1)(d) Wis. Stats.
16. Backyard chickens are permitted on any parcel or lot in the A-1 agribusiness zoning district except for a nonfarm residence parcel or lot in which case a conditional use permit is required.
17. This use may only occur with a principal residential use or with a group day care center.
18. In addition to the zoning districts listed, this use may occur with a governmental or institutional use as a conditional use. This use may also be a principal use; see series 1 through 16.
19. In addition to the zoning districts listed, this use may occur with a governmental or institutional use (e.g., school or church) as a permitted use.
20. A zoning permit is not required for this use if less than 8 feet in height and occupies a horizontal area of not more than 100 square feet.
21. Earth materials are obtained in whole or in part from another location.
22. Earth materials are obtained on the parcel as part of the land development process.
23. In addition to the zoning districts listed, this use may occur with a public park as a permitted use or with a governmental or institutional use (e.g., church, library or school) as a conditional use.
24. When this use is in place for more than 365 days, it is considered a conditional use.
25. This use may only occur with a governmental or institutional use (e.g., church, library, or school) as a conditional use.
26. This use may only occur with a principal residential use or with a governmental or institutional use (e.g., church, library, or school).