

PART II - LAND DEVELOPMENT
Chapter 114 - ZONING
ARTICLE II. STANDARD ZONING DISTRICTS

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Sec. 114-21. Zoning Districts

- (a) ESTABLISHMENT. The following zoning districts are hereby established:
1. Residential Districts
 - a) SR Suburban Residential District
 - b) MH Manufactured Home and Mobile Home Community District
 - c) MF Multi-Family Residential District
 - d) PUD Planned Unit Development District
 2. Business Districts
 - a) NB Neighborhood Business District
 - b) PB Planned Business District
 - c) GB General Business District
 - d) CB Central Business District
 - e) PUD Planned Unit Development District
 3. Industrial Districts
 - a) G1 General Industrial District
 - b) H1 Heavy Industrial District
 - c) PUD Planned Unit Development District
 4. Extra-Territorial District
- (b) The boundaries of these districts are hereby established as shown on a map entitled, "City of Mauston, Wisconsin Zoning Map" (as revised) which accompanies and is part of this Ordinance. Such boundaries shall be construed to follow corporate limits; U.S. Land Survey lines; lot or property lines; centerlines of streets, highways, alleys, easements, and railroad rights-of-way, or such lines extended unless otherwise noted on the Zoning Map.
- (c) ANNEXATIONS. The Plan Commission may, in accordance with the procedures in Section 114-15, recommend the zoning district classification(s) for land proposed to be annexed to the City, prior to approval by the Common Council of the annexation ordinance. In such a case, the Common Council may hold the required public hearing on the proposed zoning district(s) concurrently with the annexation public hearing. Should the Plan Commission not make a recommendation prior to Common Council consideration, the property in question shall be temporarily placed in a district by the annexation ordinance. Within three (3) months the Plan Commission shall evaluate and recommend a permanent district classification to the Common Council.
- (d) ZONING MAP. The Zoning Map adopted as part of this Ordinance shall bear upon its face the attestation of the City Administrator and City Clerk and shall be available to the public in the Office of the Zoning Department. Zoning changes thereafter shall not be effective until publication and entry on the Zoning Map.

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- (e) DETERMINATION OF SIMILAR AND COMPATIBLE USES. In all districts except the SR, MH and MF districts, the Zoning Administrator may determine if a use not specifically enumerated within that district is similar to the specified uses already listed. If the use is determined to be similar, that use may be allowed as a specified use. If the Zoning Administrator determines that an unclassified use is compatible with the uses allowed within the district and is consistent with the purpose and intent of the zoning district but is not similar to the specified uses already permitted, the person(s) requesting said use may apply for a Conditional Use Permit.

Sec. 114-22. SR Suburban Residential District

Insert once Randy completes review of draft sent to him

Sec. 114-23. MH Manufactured Home and Mobile Home Community District

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Sec. 114-24. MF Multi-Family Residential District

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Sec. 114-25. PB Planned Business District

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Sec. 114-26. GB General Business District

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Sec. 114-27. CB Central Business District

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Sec. 114-28. G1 General Industrial District

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Sec. 114-29. Heavy Industrial District

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Sec. 114-30. Extraterritorial Zoning District