

ZONING ORDINANCE FOR THE CITY OF RICHLAND CENTER

CHAPTER 401

Charts for Permitted, Permitted Accessory, and Conditional Uses; Charts for 'Bulk Standards' and 'Performance Standards'

401.01 APPLICABILITY OF CHAPTER 400.

All of the provisions of Chapter 400 of the Zoning Ordinance of the City of Richland Center apply, except where the provisions of this Chapter are inconsistent with the provisions of Chapter 400, in which case the provisions of this Chapter shall be deemed controlling.

401.02 PERMITTED USES IN CITY OF RICHLAND CENTER ZONING DISTRICTS. The following uses are **permitted** within a district marked with a "P:"

	City of Richland Center Zoning Districts									Zoning Overlay District			
Use	R-A	R-1-2	R-3-4	R-5+	C-G	C-DT	IND	IP	MHP	GWP	F	S	H
Agricultural Products Stand	P												
Antique or gift shop					P	P	P						
Appliance store					P	P	P						
Art and school supply store					P	P	P						
Art studio or gallery					P	P	P						
Assembly of goods from parts fabricated at another location, whether assembly is of final products or of sub-systems or intermediate products, but not including fabrication of parts.							P	P					
Auto parts store					P	P	P						
Automobile painting, upholstery, tire recapping and major repair when conducted within a completely enclosed building							P	P					
Bakery goods sales and baking of goods for retail sales on premises					P	P	P						
Bank, saving & loan institution or credit union					P	P	P						
Barber shop and/or beauty parlor					P	P	P						
Bed and Breakfast, ≤2 guest rooms		P	P	P	P								
Bicycle sales and repair					P	P	P						
Boarding House			P	P	P								
Book, office supply and/or stationery store					P	P	P						

	City of Richland Center Zoning Districts									Zoning Overlay District			
Use	R-A	R-1-2	R-3-4	R-5+	C-G	C-DT	IND	IP	MHP	GWP	F	S	H
Bottling works							P	P					
Brewing							P						
Brick manufacturing							P						
Bus terminals and maintenance garages							P	P					
Business offices, including professional practitioner's offices					P	P	P						
Camera and photographic supply and processing store					P	P	P						
Candy, ice cream, popcorn, nuts, frozen dessert and/or soft drink shop but not of the drive-in type					P	P	P						
Cement and/or concrete manufacturing							P						
Ceramic product manufacturing							P						
Coal or tar asphalt distillation							P						
Cold storage plants							P	P					
Commercial greenhouses and nurseries	P												
Commercial stockyards, slaughtering of animals and/or meat packing							P						
Condominiums (as dwellings)			P	P									
Condominiums (as dwellings) or for commercial use as permitted within district					P		P						
Contractor's storage yard							P						
Crude oil, gasoline, or other liquid storage tanks							P						
Delicatessen and/or dairy store					P	P	P						
Department store					P	P	P						
Diaper or hand laundry service provided not more than ten (10) persons are employed					P	P	P						
Distillation of bones							P						
Distribution warehouse							P						
Drug store					P	P	P						
Dry cleaning and laundry pickup stations including incidental pressing and repair					P	P	P						
Dry goods store					P	P	P						
Duplex Dwelling		P	P	P	P								

	City of Richland Center Zoning Districts										Zoning Overlay District			
Use	R-A	R-1-2	R-3-4	R-5+	C-G	C-DT	IND	IP	MHP	GWP	F	S	H	
Dwelling units within a building with A) permitted retail sales and/or service business and/or B) an approved Conditional Use in the zoning district					P	P	P							
Fabrication from wood, metal, plastics or other raw materials of parts or of finished products; this shall not include sawmills, steel mills, foundries, chemical plants or similar uses involving the actual manufacture or compounding of such raw materials							P	P						
Family day care homes	P	P	P	P										
Five and Dime store					P	P	P							
Florist, but not including greenhouse or outside beds for growing flowers					P	P	P							
Flour, feed and/or grain milling							P							
Funeral Homes					P	P	P							
Furniture store					P	P	P							
Garden supply store, provided it is conducted entirely within an enclosed structure					P	P	P							
General crop farming	P													
Gift or novelty store					P	P	P							
Glass manufacturing							P							
Glue, gypsum and/or plaster manufacturing							P							
Government buildings used as offices- City, County, State, or Federal					P	P	P							
Grocery, meat, fruit or vegetable store					P	P	P							
Hardware store					P	P	P							
Hobby store including handicraft classes not to exceed ten (10) students					P	P	P							
Home occupations (as defined by this Ordinance)		P	P	P										
Insurance agency offices					P	P	P							
Interior decorating studio					P	P	P							
Jewelry sales and repair store					P	P	P							
Kiln drying							P							

	City of Richland Center Zoning Districts										Zoning Overlay District			
Use	R-A	R-1-2	R-3-4	R-5+	C-G	C-DT	IND	IP	MHP	GWP	F	S	H	
Laundromat of the self-service type					P	P	P							
Laundry - commercial, but not a laundromat or self-service facility							P	P						
Library					P	P	P							
Lime manufacturing							P							
Liquor store, provided the same is licensed to deal in alcohol beverages by the City of Richland Center or other appropriate municipality					P	P	P							
Locksmith					P	P	P							
Machine shops							P	P						
Meat market but not including meat processing plant or locker plant					P	P	P							
Medical, dental, chiropractic and similar clinics, for human care					P	P	P							
Metal casting, converting, fabrication, polishing and/or plating							P							
Mill working							P							
Mobile Home Parks									P					
Motels, motor hotels and hotels, provided the site shall contain not less than six hundred (600) square feet of area per unit					P	P	P							
Motor fuel stations subject to the requirements of this (zoning district)							P							
Multi-family residences with three (3) or more dwelling units				P										
Multi-family residences with up to four (4) dwelling units			P		P									
Museums, art institutes, galleries, and playhouses					P	P	P							
Newspaper publishing office					P	P	P							
Non-motorized trails, such as bike, skiing, nature and fitness trails										P				
Office Building					P	P	P							
One building within a Mobile Home Park housing the offices of the mobile home park, and which may in addition house one dwelling unit to be occupied by the resident manager or caretaker of such mobile home park									P					

	City of Richland Center Zoning Districts										Zoning Overlay District			
Use	R-A	R-1-2	R-3-4	R-5+	C-G	C-DT	IND	IP	MHP	GWP	F	S	H	
One Single Family Dwelling within a Mobile Home Park to be occupied by the resident manager or caretaker of such mobile home park.									P					
Open sales lots							P							
Optical and jewelry manufacturing provided the operation is not located within the front twenty (20) feet of the first floor					P	P	P							
Paint and/or pigment manufacturing							P							
Paint mixing							P	P						
Paper products processing from paper previously manufactured at another location							P	P						
Pattern making							P	P						
Photographic supplies and processing of film and prints					P	P	P							
Physical culture and health club or spa, dance studio or martial arts school					P	P	P							
Picture framing					P	P	P							
Pipe and tobacco or vaping shop					P	P	P							
Plastic manufacturing, molding or processing							P							
Post office or private parcel service					P	P	P							
Printing and/or publishing							P	P						
Printing shop					P	P	P							
Professional Offices					P	P	P							
Public garage							P							
Public parks and playgrounds	P	P	P	P						P				
Radio and television broadcasting							P	P						
Radio and television repair					P	P	P							
Real Estate brokerage offices					P	P	P							
Record, tape, disk and/or music shop					P	P	P							
Rendering works							P							
Renting Rooms in one (1) private residence: ≤ 3 unrelated boarders		P	P	x										
Research laboratories							P	P						

	City of Richland Center Zoning Districts										Zoning Overlay District			
Use	R-A	R-1-2	R-3-4	R-5+	C-G	C-DT	IND	IP	MHP	GWP	F	S	H	
Residential facilities which are municipally sewered and which have no flammable or combustible liquid storage tanks and no underground storage tanks (USTs) on the premises										P				
Restaurant, cafe or tea room, but not including a drive-in restaurant where customers are served in their vehicles					P	P	P							
Rubber and rubber product manufacturing							P							
Rugs and floor covering sales					P	P	P							
Sawmill							P							
Seat cover, upholstery and/or drapery shop					P	P	P							
Service buildings within a mobile home park housing facilities furnished for park residents									P					
Shoe store and/or shoe repair establishment					P	P	P							
Single family dwellings	P	P	P	P										
Small appliance repair shop					P	P	P							
Sporting goods store					P	P	P							
Stock / bond brokerage offices					P	P	P							
Stone cutting							P							
Storage garage							P							
Storage warehouse							P							
Student Dormitory				P										
Supperclub, nightclub or restaurant which is licensed to serve alcohol beverages by the City of Richland Center, but not including fraternal lodges, veterans organizations, private clubs or similar non-profit organizations, their meeting halls or clubhouses					P	P	P							
Textile manufacturing and/or dyeing							P							
Tool and die making							P	P						
Trade school							P	P						
Universities, colleges, vocational schools					P	P	P							
Variety Store					P	P	P							
Vinegar works							P							

Warehousing and wholesaling conducted within a building							P	P					
	City of Richland Center Zoning Districts									Zoning Overlay District			
Use	R-A	R-1-2	R-3-4	R-5+	C-G	C-DT	IND	IP	MHP	GWP	F	S	H
Wearing apparel store or shop and similar uses					P	P	P						
Wholesale office and showroom					P	P	P						
Wildlife areas										P			
Wood processing and the manufacture of products from wood							P						

401.03 PERMITTED ACCESSORY USES IN CITY OF RICHLAND CENTER ZONING DISTRICTS. The following uses are **permitted accessory uses** within a district marked with “AU:”

	City of Richland Center Zoning Districts									Zoning Overlay District			
Use	R-A	R-1-2	R-3-4	R-5+	C-G	C-DT	IND	IP	MHP	GWP	F	S	H
A parking canopy may be used to protect operable, registered vehicles. A parking canopy may not be used as an accessory building nor for any other purpose on a lot in this zoning district		AU	AU	AU	AU	AU	AU	AU					
A portable garage may be used to protect operable, registered vehicles. A portable garage may not be used as an accessory building nor for any other purpose on a lot in this zoning district			AU	AU	AU	AU	AU	AU					
Anchored accessory storage buildings									AU				
Any incidental repair or processing necessary to conduct a permitted principal use, provided such incidental repair or processing shall not exceed thirty per cent (30%) of the floor space of the principal building					AU	AU							
Buildings temporarily located for purposes of construction on the premises for a period not to exceed the time normally required for completion of such construction or similar construction					AU	AU							
Decorative landscape features	AU	AU	AU	AU	AU	AU							

	City of Richland Center Zoning Districts										Zoning Overlay District		
Use	R-A	R-1-2	R-3-4	R-5+	C-G	C-DT	IND	IP	MHP	GWP	F	S	H
Detached accessory buildings, provided that all accessory buildings shall conform to the requirements of the main building and accessory buildings shall be permitted only when their use is necessary for and incidental to the primary use permitted on each lot. Accessory buildings shall conform to all the requirements of the main buildings with respect to developed lot area, side yards, front yards, rear yards and class of construction							AU	AU					
Offices operated in conjunction with a permitted principal use operated on the same lot							AU	AU					
One accessory building (other than a private garage) which does not exceed 120 square feet in area. A shipping container shall not be used as an accessory building nor for any other purpose on a lot in this zoning district		AU	AU	AU									
One private garage not exceeding 768 square feet in area or 15 feet in height		AU	AU	AU									
On-premises signs as regulated by this Zoning Ordinance and by any other ordinance or Chapter dealing with the regulation of signs	AU	AU	AU	AU	AU	AU	AU	AU					
Placement of shipping containers							AU						
Private garages, off-street parking and loading spaces as regulated by the provisions of this Ordinance					AU	AU	AU	AU					
Private garages, parking spaces, and unenclosed carports for passenger cars vehicles	AU	AU	AU	AU									
Private swimming pools, tennis courts or similar recreational activity intended for the primary use of the dwelling located on the same site as such recreational use, and not for hire or held open to the public	AU	AU	AU	AU									

Shipping containers may not be placed in the C-DT Central Business zoning district						AU								
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401.04 CONDITIONAL USES IN CITY OF RICHLAND CENTER ZONING DISTRICTS.

The following uses are **conditional uses** within a district marked “C” that requires a Conditional Use Permit obtained through the Conditional Use Permit process:

	City of Richland Center Zoning Districts										Zoning Overlay Districts			
Use	R-A	R-1-2	R-3-4	R-5+	C-G	C-DT	IND	IP	MHP	GWP	F	S	H	
A private garage with a living area above the ground floor		C	C	C										
Accessory building other than a private garage which exceeds 120 square feet of floor area		C	C	C										
Accessory structures other than accessory structures specifically permitted in this district					C	C		C						
Acid and/or storage battery manufacturing							C							
Animal hospitals, boarding kennels, or clinics					C	C								
Any activity which emits smoke darker than shade No. 3 on the Ringelmann Chart							C							
Any private garage or other accessory building in excess of one of each on a lot		C	C	C										
Any use abutting or across the street from any lot not included in an "I-1" or "I-2" District, unless such use is a permitted use in the zoning District of such abutting lot.							C							
Any use which utilizes any radioactive materials							C							
Armory					C	C								

	City of Richland Center Zoning Districts										Zoning Overlay Districts			
Use	R-A	C R-1-2	C R-3-4	R-5+	C-G	C-DT	IND	IP	MHP	GWP	F	S	H	
Attached garages and breezeways (with open or closed sides) located in the rear yard of a property with a rear yard setback of less than 25 feet. The total of the front and rear yard setbacks shall be at least 32 feet with the minimum rear setback being 12 feet. The structure shall meet the side yard setback requirements or be in line with the existing house. If living area accessible from the interior of the house is built above the garage, the height of the garage shall not exceed the height of the house. If no living area is built above the garage, the maximum height shall be 16 feet		C	C											
Auto Repair garage or facility					C	C								
Auto wrecking, junk yard, used auto parts stored in the open and similar uses							C							
Automobile or other vehicles of transportation sales whether new or used units					C	C								
Bakery, Cannery or other processing of foods for human consumption								C						
Banks and other financial institutions					C									
Barber shops and beauty salons					C									
Billiard or pool rooms, including video game and electronic game arcades					C	C								
Boarding House						C								
Boat and marine sales, whether new or used units					C	C								
Bowling alley					C	C								

	City of Richland Center Zoning Districts										Zoning Overlay Districts			
Use	R-A	R-1-2	R-3-4	R-5+	C-G	C-DT	IND	IP	MHP	GWP	F	S	H	
Buildings used exclusively for governmental purposes whether municipal, county, state or federal, provided that no vehicle or equipment storage or repair shall be permitted in or abutting any building, and also excepting the following: sewage disposal plants, garbage incinerators, public warehouses, public garages, public shops and storage yards, and penal or correctional institutions and asylums		C	C	C		C								
Bus terminal					C	C								
Business service establishments					C									
Business, trade, or vocational schools					C									
Cabinet/Countertop shop					C	C								
Car wash					C	C								
Cemeteries	C													
Clubhouses and facilities for private, social, or recreation clubs									C					
Commercial greenhouse, provided all outside storage is fenced in such a manner so as to screen the stored material from view when observed from the public street					C	C								
Community Based Residential Facility having capacity for 16 or more persons			C	C	C									
Condominiums in which the units are designed and used for residential purposes or for those commercial uses which are permitted uses in this district						C								
Contractor's yards when conducted within a building or a completely fenced area								C						
Convention hall or convention center					C	C								
Creameries, milk condenseries, pea vineries, and cheese factories	C													
Creamery, cheesemaking or other processing of dairy products							C	C						
Crematory, provided the crematory is smokeless and odorless					C	C								
Creosote plant							C							

	City of Richland Center Zoning Districts										Zoning Overlay Districts			
Use	R-A	R-1-2	R-3-4	R-5+	C-G	C-DT	IND	IP	MHP	GWP	F	S	H	
Dance hall or teen club					C	C								
Day care center , provided that no more than eight (8) non-resident children are in attendance at any one time and that no non-resident children are present for more than ten (10) hours per day, and further provided the facility is licensed by the Wisconsin Dept. of Health & Social Services	C		C	C	C	C		C						
Day care center, provided that the facility is licensed by the Wisconsin Dept. of Health & Social Services					C	C		C						
Day Nursery					C									
Distribution Warehouse					C			C						
Drive-in restaurant serving customers in their vehicles					C	C								
Drive-in theater					C	C								
Duplex residences, containing or consisting of two (2) dwelling units or Small multi-family residences containing three (3) or four (4) dwelling units Multi-family residences with up to four (4) dwelling units						C								
Dwelling units which are located in and which share a building with a permitted retail sales and/or service business, including professional offices, or a conditional use for which a conditional use permit has been issued						C								
Electrical service, heating, plumbing, appliances, upholstery or air conditioning service shop					C	C								
Essential service structures, including but not limited to such uses as telephone exchange stations, booster or pressure sub-stations, lift stations, elevated tanks and electric power sub-stations	C				C	C								
Factory outlet store								C						

	City of Richland Center Zoning Districts										Zoning Overlay Districts			
Use	R-A	R-1-2	R-3-4	R-5+	C-G	C-DT	IND	C-IP	MHP	GWP	F	S	H	
Foundry, steel mill, chemical plant or similar facility for the manufacture, processing or compounding of raw materials								C						
Fraternal lodges, veterans organizations, private clubs or similar non-profit organizations, and their meeting halls or clubhouses					C									
Funeral homes and mortuaries					C									
Golf courses	C													
Hospitals, medical clinics, or nursing homes offering care to humans, including necessary parking facilities appurtenant to such use	C		C	C	C									
Houses of worship, including those related structures located on the same site which are an integral part of the house of worship proper, and parsonages, rectories, convents or homes for persons performing a religious function on the same site	C	C	C	C		C								
Incineration or reduction of waste material other than customarily incidental to a principal use							C							
Indoor shooting range, the use of which is limited to air rifles, shoulder arms firing .22 rimfire cartridges and handguns utilizing cartridges not exceeding .45 ACP					C	C								
Kilns or other heat processes fired by combustion or by any means other than electricity or solar energy							C							
Laundromats									C					
Lumber or building material yards, provided they are conducted entirely within an enclosed structure, which if a fence may be eight (8) feet in height when not abutting land located in an "R" District or land in a residential use					C	C								
Manufacture and/or compounding of poison, fertilizer, fuel briquettes							C							
Medical and dental offices					C									

	City of Richland Center Zoning Districts										Zoning Overlay Districts			
Use	R-A	R-1-2	R-3-4	R-5+	C-G	C-DT	IND	IP	MHP	GWP	F	S	H	
Mobile service facilities and mobile service support structures		C	C	C	C	C	C	C						
Motor fuel stations, subject to all other regulations of this Zoning Ordinance					C	C								
Multiple family dwellings					C									
Municipal buildings	C													
Offices not operated in conjunction with a permitted use conducted on the same lot								C						
On a residential lot, not more than one (1) accessory dwelling unit (ADU) in addition to the primary dwelling unit. The ADU shall be less than or equal to 768 square feet, with two (2) or fewer bedrooms and its own complete kitchen plus bath and toilet facilities. The ADU could be within the existing structure or an addition to an existing structure (with a separate structure), or a detached structure. The owner shall live on the lot; utilities could be separately provisioned from primary dwelling.	C		C	C										
On-premises signs as regulated by this Chapter or by any other ordinance or Chapter dealing with the regulation of signs							C							
Open sales lot, or open storage (as the primary or secondary use)					C	C	C	C						
Organization headquarters offices					C									
Outdoor amusement facility					C	C	C							
Paper mill							C							
Personal service establishments					C									
Pet shop, provided the operation shall not include the boarding of pets on the site, the maintaining of pens or cages outside of the building or operating so as to cause an offensive odor or noise					C	C								

	City of Richland Center Zoning Districts										Zoning Overlay Districts			
Use	R-A	R-1-2	R-3-4	R-5+	C-G	C-DT	IND	C-IP	MHP	GWP	F	S	H	
Placement of a shipping container in a C-G General Business zoning district is a conditional use which shall require a conditional use permit and may only be an accessory use to a primary use on the property. The conditional use permit may place limitations on the location on the lot and/or the duration of such placement					C	C		C						
Planned unit developments (PUDs)					C									
Private garage exceeding 768 square feet of floor area		C	C	C										
Private garage or other accessory building which exceeds a height of 15 feet above ground level		C	C	C										
Professional offices, provided that when permitted in this district, a professional office shall be incidental to the residential occupancy; not more than forty per cent (40%) of the floor area of only one story of a dwelling unit shall be occupied by such office; and only one (1) name plate not exceeding one (1) square foot in area, stating the name and profession of the occupant of the premises, may be exhibited	C	C	C	C										
Public and parochial schools, colleges and universities	C	C	C	C										
Public libraries, public museums and art galleries.		C	C	C	C									
Radio or television transmission towers								C						
Recycling facility provided all operations are conducted within a building or fenced area that shall visually conceal all operations from adjoining properties and streets.. The fence shall be of a solid construction complementary to the main building and shall be approved as part of the conditional use permit								C						
Refuse and garbage disposal							C							
Residential Care Apartment Complex			C	C	C									

	City of Richland Center Zoning Districts										Zoning Overlay Districts			
Use	R-A	R-1-2	R-3-4	R-5+	C-G	C-DT	IND	IP	MHP	GWP	F	S	H	
Residential structures and related residential uses necessary for security and safety reasons in relation to a principal use, such as a guard shack								C						
Restaurant								C						
Riding academies	C													
Self Storage warehouse or mini warehouse in which retail sales are not permitted					C	C								
Self Storage Warehouse or Mini-warehouse, except that no conditional use permit for a Self Storage Warehouse or Mini Warehouse shall be granted for any site located in that portion of the City bounded on the North by 6th Street on the East by Park Street, on the South by Gage Street and on the West by the Pine River. All Self Storage Warehouses or Mini-Warehouses shall have painted exterior walls and side walls shall not exceed nine (9) feet. All driveways to Self Storage Warehouse or Mini- Warehouses shall be graveled or paved. The setback for Mini warehouses shall be the same as that of a primary building.				C										
Skating rink					C	C								
Sports arena or stadium					C	C								
Stone or monument dealership					C	C								
Storage warehouse. A storage warehouse in an R-5 district may contain office space, but not more than 25% of the total ground floor area of the building may be used for such office space				C	C			C						
Storage, utilization, or manufacture of materials or products capable of rapid decomposition by detonation, including but not limited to TNT, dynamite and similar nitrates and other substances commonly used as explosives or as projectile propellants							C	C						
Swimming pools									C					

Use	City of Richland Center Zoning Districts									Zoning Overlay Districts			
	R-A	R-1-2	R-3-4	R-5+	C-G	C-DT	IND	IP	MHP	GWP	F	S	H
Television and radio stations and/or transmitting towers or uses, provided the structure in which the use is carried out shall not be located within one hundred (100) feet of any "R" District					C	C							
Tourist camps	C												
Truck and freight terminals								C					

401.05 'BULK STANDARDS' – LOT AREA, FLOOR AREA, BUILDING HEIGHT, LOT WIDTH AND OTHER YARD REQUIREMENTS IN CITY OF RICHLAND CENTER ZONING DISTRICTS. The following chart details 'bulk standards.' Where further information is needed, a hyperlinked footnote redirects to the respective zoning district chapter.

401.06 'PERFORMANCE STANDARDS' IN CITY OF RICHLAND CENTER ZONING DISTRICTS. The following chart details 'performance standards.' Where further information is needed, a hyperlinked footnote redirects to the respective zoning district chapter.