

TABLE OF CONTENTS

CHAPTER 17 - ZONING CODE

INTERPRETATION

17.01 Interpretation and Purposes (White Section)

17.02 Rules and Definitions (Blue Section)

17.03 General Regulations (Buff Section)

1. General Permit Regulations
 - A. Building and Zoning Permit
 - B. Occupancy Permit
 - C. Site Plan and Plan of Operation Review and Approval
 - D. Home Occupation Permit
 - E. Revocation of Permits
2. Use Regulations
3. Site Regulations
4. Building Regulations
5. Area Regulations
6. Height Regulations
7. Drainage Regulations
8. Sanitation and Water Supply Regulations
9. Specific Regulations
10. First Amendment Protected Adult-Oriented Establishments

17.04 Zoning Districts (Pink Section)

1. Establishment of Districts
2. Zoning District Maps
3. Determination of District Boundaries
4. Development Standards
5. Specific District
 - A. R-1 Residential District
 - B. R-1A Residential District
 - C. R-2 Residential District
 - D. R-3 Residential District
 - E. R-L Residential Lake District
 - F. A-1 Agricultural District
 - G. A-E Exclusive Agricultural District
 - H. A-2 Rural Home District
 - I. A-3 Suburban Home District
 - J. B-1 Residential Business District
 - K. B-2 Shopping Center District
 - L. B-3 Business Park District
 - M. M-1 Industrial District
 - N. P-1 Park and Recreation District
 - O. WF-1 Wetland-Floodplain District
 - P. C-1 Upland Environmental Corridor Overlay District
 - Q. PLO Pewaukee Lake Non-Shoreline Redevelopment Overlay District

BASIC REGULATIONS

17.05 Conditional Uses (Gold Section)

1. Approval Required
2. Basis of Approval
3. Procedure
4. Determination
5. Conditional Uses Permitted
 - A. Repealed
 - B. Airports, Landing Fields and Takeoff Strips
 - C. Animal Hospitals and Kennels
 - D. Antique Shops, Gift Shops, Arts and Crafts Studios and Similar Uses
 - E. Automobile Service Stations and Convenience Stores
 - F. Bed and Breakfast Establishments
 - G. Campgrounds
 - H. Cemeteries and Mausoleums for the Burial of Human Remains Only
 - I. Churches, Synagogues and Other Buildings for Religious Assembly
 - J. Commercial Fish or Bait Ponds or Fish Hatcheries
 - K. Commercial Greenhouses
 - L. Commercial Truck Parking
 - M. Communication Tower
 - N. Conversion
 - O. Drive-In Establishments Serving Food or Beverages to Customers Other Than at a Booth or Table
 - P. Elderly Housing Units
 - Q. Feed Lot Operation
 - R. Fur Farms, Pig Farms, Pea Vineries, Creameries and Condenseries
 - S. Group Day Care Center
 - T. Hobby Kennels
 - U. In-Law Units
 - V. Immediate Day Care Home
 - W. Keeping of Poultry or Livestock
 - X. Laboratories for Testing, Experimental or Analytical Purposes
 - Y. Legal Nonconforming Uses
 - Z. Marina
 - AA. Mobile Home Parks
 - AB. Motels and Hotels
 - AC. Other Uses
 - AD. Outdoor Theatre
 - AE. Private Clubs and Outdoor Recreational Facilities Such as Recreational Camps, Golf Courses, Bathing Beaches and Resorts
 - AF. Private Stables
 - AG. Public and Commercial Refuse Disposal Site
 - AH. Public and Semipublic Buildings and Uses
 - AI. Public Utilities
 - AJ. Quarrying
 - AK. Quarters for Household or Farm Employees
 - AL. Relocation
 - AM. Residential Planned Unit Development
 - AN. Restaurants, Fast Food Restaurants, Supper Clubs, Lake Resorts, Taverns and Similar Uses
 - AO. Riding Academies or Commercial Stables
 - AP. Soil Processing for Resale Either at Wholesale or Retail
 - AQ. Solar Energy Systems
 - AR. Commercial Planned Unit Development

17.06 Accessory Uses, Buildings and Structures Regulation (Purple Section)

1. Accessory Uses Restricted
2. Accessory Use Requirements
3. Accessory Buildings or Structures
4. Structures Other Than Buildings
5. Keeping of Chickens

17.07 Nonconforming Uses, Structures and Lots (Red Section)

1. Continuance of Use
2. Classification and Regulations

17.08 Signs (Green Section)

1. Purpose
2. Requirement of Conformity
3. Definitions
4. Legal Nonconforming Signs
5. Revocation of Permits
6. Removal of Signs
7. Requirements and Procedures
8. Permitted Signs By Use
9. Permitted Signs by Definition and Requirements
10. Master Sign Program
11. Temporary Signs
 - A. Permits
 - B. Development Signs
 - C. Sale, Lease and Rent Signs
 - D. Political Signs
 - E. Contractor Signs
 - F. Grand-Opening Signs
 - G. Banners
 - H. Temporary Window Signs
 - I. Seasonal Signs
12. Non-Commercial Signs Permitted
13. Sign Ordinance Variances

17.09 Loading and Off-Street Parking (Florescent Pink Section)

1. Loading Requirements
2. Parking Requirements

17.10 Administration and Enforcement (Yellow Section)

1. Plan Commission
2. Staff
3. Violations
4. Board of Appeals
5. Amendments to Zoning Regulations or Map
6. Public Hearings
7. Administrative and On-Site Development Fees