Proposed Zoning Ordinance Rewrite For the City of Whitewater

Joint City Council/Plan Commission Meeting

August 15, 2013

Whitewater University Technology Park

Innovation Center

1221 Innovation Drive

Whitewater, WI 53190

5:30 – 9:30 p.m.

The multiple colors represent the variety of edits that were undertaken during the course of the work.

Agenda to be sent and posted at a later date prior to the meeting.

*For statutory provisions pertaining to planning in general, see WSA § 62.23; for provisions specifically authorizing broad zoning powers, see WSA § 62.23(7).

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Chapter 19.03 TITLE, AUTHORITY AND PURPOSE

Sections:

19.03.010 Title.
19.03.020 Authority.
19.03.030 Purpose.
19.03.040 Intent.
19.03.050 Abrogation and greater restrictions.
19.03.060 Interpretation.
19.03.070 Severability and nonliability.
19.03.080 Effective date.

19.03.010 Title.

This title shall be known as, referred to, or cited as the "zoning ordinance, City of Whitewater, Wisconsin."
(Ord. 994 § 1.1, 1982).

19.03.020 Authority.

The regulations are adopted under the authority granted by Article XI, Section 3, Wisconsin Constitution and Sections 62.23, 62.231, 66.01, 87.30 and 144.26 of the Wisconsin Statutes and amendments thereto.
(Ord. 1196 § 1(part), 1990: Ord. 1060 § 5, 1985).

19.03.030 Purpose.

The purpose of this title is to promote the health, safety, and general welfare of this community.
(Ord. 994 § 1.3, 1982).

19.03.040 Intent.

It is the general intent of this title to regulate and restrict the use of all structures, lands and waters; regulate and restrict lot coverage, population distribution and density, and the size and location of all structures so as to lessen congestion and promote the safety and efficiency of the streets and highways; secure safety from fire, flooding, panic and other dangers; prevent flood damage to persons and property, and minimize expenditures for flood relief and flood control projects; provide adequate light, air, sanitation and drainage; prevent overcrowding; avoid undue population concentration; facilitate the adequate provision of public facilities and utilities; stabilize and protect property values; further the appropriate use of land and conservation of natural resources; preserve and promote the beauty of the community; and implement the community's master plan or plan components. It is further intended to provide for the administration and enforcement of this title and to provide penalties for its violation.
(Ord. 60 § 6, 1985).

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19.03.050 Abrogation and greater restrictions.
Except as specifically provided in the enacting ordinance, it is not intended by this title to repeal, abrogate, annul, impair or interfere with any existing easements, covenants, deed restrictions, agreements, ordinances, rules, or permits previously adopted or issued pursuant to laws. However, wherever this title imposes greater restrictions, the provisions of this title shall govern.
(Ord. 994 § 1.5, 1982).

19.03.060 Interpretation.
In their interpretation and application, the provisions of this title shall be held to be minimum requirements and shall be liberally construed in favor of the city and shall not be deemed a limitation or repeal of any other power granted by the Wisconsin Statutes.
(Ord. 994 § 1.6, 1982).

19.03.070 Severability and nonliability.
A. If any section, clause, provision, or portion of this chapter is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this chapter shall not be affected thereby.
B. If any application of this chapter to a particular structure, land or water is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not be applicable to any other structure, land or water not specifically included in said judgment.
C. The city does not guarantee, warrant or represent that only those areas designated as floodlands will be subject to periodic inundation and hereby asserts that there is no liability on the part of the common council, its agencies or employees for any flood damages, sanitation problems or structural damages that may occur as a result of reliance upon and conformance with this chapter.
(Ord. 1060 § 8, 1985).

19.03.080 Effective date.
This title was effective on June 24, 1982.
(Ord. 1060 § 7, 1985; Ord. 994 § 1.7, 1982).

Chapter 19.06 GENERAL PROVISIONS
Sections:
19.06.010 Jurisdiction.
19.06.020 Plan and architectural review commission--Created.
19.06.030 Plan and architectural review commission--Qualifications and functions.
19.06.040 Plan and architectural review commission--Architectural function.
19.06.050 Plan and architectural review commission--Organization.
19.06.060 Compliance required.
19.06.065 Municipalities and state agencies regulated.
19.06.070 Use restrictions.
19.06.080 Accessory uses and structures.

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19.06.090 Unclassified or unspecified areas.
19.06.100 Temporary uses.
19.06.110 Height modifications.
19.06.120 Yard modifications.
19.06.130 Reduction or joint use.
19.06.140 Lots to abut street and frontage.
19.06.150 Structures to be located on a lot.
19.06.160 Lots on undedicated portion of street.
19.06.170 Private sewer and water service.
19.06.180 Average street yards.
19.06.190 Lots abutting more restrictive districts.
19.06.200 Animal raising.

19.06.010 Jurisdiction.

The jurisdiction of this title shall include all lands and water within the corporate limits of the city.

(Ord. 994 § 2.1, 1982).

19.06.020 Plan and architectural review commission--Created.

There is created a city plan and architectural review commission which shall consist of the chairman of the park and recreation board or designee, a councilmember, and five citizens of the city. In addition thereto, there shall be three citizen alternate members, any of which may be called upon to serve in the absence of any one of the citizen members of the commission. There shall also be one alternate city councilmember. The city councilmember may only serve in absence of the appointed city councilmember and shall not act as a replacement for a citizen member of the commission. All the citizen members shall be residents of Whitewater. A majority of the total membership shall own land in the city. Citizen members shall be persons of recognized experience and qualification. The city manager and the ~~city planner~~Zoning Administrator shall be nonvoting ex officio members of the commission. The councilmember shall be elected by a two-thirds vote of the council.

(Ord. 1651A § 1, 2007: Ord. 1215 § 1, 1991: Ord. 994 § 2.2(part), 1982).

19.06.030 Plan and architectural review commission--Qualifications and functions.

The city plan and architectural review commission shall have the qualifications and perform the functions required by this code and the Wisconsin Statutes, Section 62.23. The council or ~~mayor~~city manager~~administrator~~ may, at their discretion, request that new members of the plan and architectural review commission receive instructions regarding the standards, rules, and regulations to be applied by the commission.

(Ord. 994 § 2.2(part), 1982).

19.06.040 Plan and architectural review commission--Architectural function.

The city plan and architectural review commission is empowered with the architectural function as provided in Chapter 19.63, for the purpose of promoting compatible development, aesthetics, historic preservation, and stability of property values. The aesthetic review function

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of the of the city plan and architectural review commission shall be (a) limited to any guidelines established by the City for reviewing aesthetic decisions and (b) intended to ensure compatibility between new buildings and their surrounding built environment.
(Ord. 994 § 2.2(part), 1982).

19.06.050 Plan and architectural review commission--Organization.
The city plan and architectural review commission shall organize and adopt rules for its own governing in accordance with the provisions of this code and Wisconsin Statutes.
A. Officers shall be elected from the membership for terms of one year.
B. Meetings shall be held at the call of the chairman or when requested by the zoning administrator and shall be open to the public.
C. Minutes shall be kept showing all actions taken and shall be a public record.
D. Quorums shall be five members, and all actions shall require the concurring vote of at least four members.
E. Alternate members shall be voting members of the commission in cases when any of the original seven members are absent or abstaining from a vote.
(Ord. 994 § 2.2(part), 1982).

19.06.060 Compliance required.
All structures and uses of structures, land or water, and any development as defined in this title, shall comply with this title and all other applicable local, county, state and federal regulations.
(Ord. 1060 § 9, 1985).

19.06.065 Municipalities and state agencies regulated.
Unless specifically exempted by law, all cities, villages, towns, and counties are required to comply with this title and obtain all required permits. State agencies are required to comply if Section 13.48(13) of the Wisconsin Statutes applies. The construction, reconstruction, maintenance and repair of state highways and bridges by the Wisconsin Department of Transportation are exempt from compliance when Section 30.12(4)(a) of the Wisconsin Statutes applies.
(Ord. 1196 § 1(part), 1990).

19.06.070 Use restrictions.
Only those principal uses specified for a district, their essential services, and the uses noted in this chapter shall be permitted in that district.
(Ord. 994 § 2.4(part), 1982).

19.06.080 Accessory uses and structures.
Accessory uses and structures are permitted but not until their principal structure is present or under construction. Residential accessory uses shall not involve the conduct of any business, trade or industry except home occupations as defined. Accessory uses and structures include gardening, storage, parking areas, private swimming pool, private emergency shelters and communications structures and similar uses and structures.

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(Ord. 1082 § 1, 1986).

19.06.090 Unclassified or unspecified areas.

A. Uses that are not specifically listed as a permitted use within a district but that are similar in character or impact to other permitted uses may be authorized by interpretation of the zoning administrator.

B. If a determination cannot be made by the zoning administrator, as an unclassified or unspecified use may be permitted by the board of zoning appeals, provided that the use is found to be consistent with the intent of this title.

(Ord. 994 § 2.4(B), 1982).

19.06.100 Temporary uses.

Temporary uses and structures, such as produce stands, real estate sales field offices, or shelters for materials and equipment being used in the construction of a permanent structure, and similar uses and structures, may be permitted by the zoning administrator for periods not to exceed one year. Establishing a temporary use for longer periods shall require approval of the plan commission.

(Ord. 994 § 2.4(C), 1982).

19.06.110 Height modifications.

The district height limitations stipulated elsewhere in this title may be exceeded, but such modification shall be in accord with the following:

A. Architectural projections, such as spires, belfries, parapet walls, cupolas, domes, flues and chimneys, shall not exceed in height their distance from the lot line nearest the projection and shall not exceed one hundred feet in height.

B. Essential services, utilities, observation towers, water towers and electric power and conventional (wired) telephonic communication transmission towers are exempt from the height limitations of this title. Wireless telecommunications facilities, as defined in Chapter 19.09, shall meet the height limitations established in Chapter 19.55.

C. Residential satellite dishes less than thirty-six inches in diameter, residential television antennas, and amateur radio facilities may exceed applicable district building height requirements by no greater than ten feet.

D. Public or semipublic facilities, such as schools, churches, libraries, governmental offices and stations, may be erected to a height of sixty feet, exclusive of architectural projections, provided all required yards are increased not less than one foot for each foot the structure exceeds the district's maximum height requirements.

(Ord. 1499 § 1, 2001: Ord. 1364 § 1, 1997; Ord. 1082 § 2, 1986; Ord. 994 § 2.5(A), 1982).

19.06.120 Yard modifications.

The yard requirements stipulated elsewhere in this title may be modified as follows:

A. Uncovered stairs, landings and fire escapes may project into any yard but not to exceed six feet and not closer than ten feet to any lot line (excepting Section 19.30.030).

B. Architectural projections, such as chimneys, flues, gutters, sills, eaves, belt courses and ornaments, may project into any required yard, but such projection shall not exceed three feet.

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C. Residential fences and walls are permitted either within or on the property line. Fences and walls shall not exceed a height of six feet in the side yard or rear yard area and shall not exceed a height of four feet in the required street yard. All driveway openings abutting a public right-of-way shall have a fifteen-foot free vision triangle set back from both sides of the driveway. (Similar to Section 19.51.010).

D. Security Fences. Within the B-3 and M-1 districts, security fences are permitted within the side and rear yard areas. Such fences shall be designed to enclose the entire area for security and shall not exceed ten feet in height. Barbed wire is permitted only on security fences at least six feet above established grade levels.

E. Swimming Pool Fencing. Any public or private swimming pool shall be completely enclosed within a fence at least four feet in height.

F. Detached accessory structures are permitted in side and rear yards only. They shall not be closer than ten feet to the principal structure, shall not exceed fifteen feet in height, shall not be larger than ten percent of the side and rear yard lot area (open space) and in no case shall exceed eight hundred square feet in size. Detached accessory structures shall not be closer than five feet to any lot line nor ten feet to any alley line. Any proposed detached accessory structure which is larger than the requirements of this section may be allowed but shall require a conditional use permit. To determine the size on corner lots, the side street yard shall be counted as part of the side and rear area.

G. Essential services, utilities, electric power and communication transmission lines are exempt from the yard and distance requirements of this title.

H. Landscaping and vegetation are exempt from the yard requirements of this title except that landscaping and vegetation shall not extend over any public right-of-way within ten feet of the ground level.

I. All decks are to maintain a setback from a property line of no less than the front yard and side yard required setback of the zoning district in which they are located and must be a minimum of fifteen feet from any rear lot line.

(Ord. 1364 §§ 2 and 3, 1997; Ord. 1313 § 1, 1995; Ord. 1166 § 1, 1989; Ord. 1165, 1989; Ord. 1082 § 3, 1986; Ord. 994 § 2.5(B), 1982).

19.06.130 Reduction or joint use.

No lot, yard, parking area, building area, or other space shall be reduced in area or dimension so as not to meet the provisions of this title. No part of any lot, yard, parking area, or other space required for structure or use shall be used for any other structure or use.

(Ord. 994 § 2.6, 1982).

19.06.140 Lots to abut street and frontage.

All lots shall abut upon a public street, and each lot shall have a minimum frontage at the street line of thirty feet. This requirement may be waived under planned ~~residential~~ development ~~(PRD) and planned community development~~ (P~~C~~D) provisions of this title.

(Ord. 994 § 2.7, 1982).

19.06.150 Structures to be located on a lot.

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Only one principal structure shall be located, erected or moved onto a lot. This requirement may be waived as a conditional use under the highway commercial and light industrial district (B-3), planned residential development (P~~R~~D) and planned community development (PCD) provisions of this title.
(Ord. 1452 § 2, 2000: Ord. 1316 § 1, 1995: Ord. 1082 § 4, 1986).

19.06.160 Lots on undedicated portion of street.
No zoning permit shall be issued for a lot which abuts a public street dedicated to only a portion of its proposed width.
(Ord. 994 § 2.9, 1982).

19.06.170 Private sewer and water service.
Where public sewerage service is not available, the width and area of all lots shall be sufficient to permit the use of an on-site sewage disposal system designed in accordance with Section H63 of the Wisconsin Administrative Code. Any structure or use proposing to be served by private sewer and water service shall be considered as conditional use within any district.
(Ord. 994 § 2.10, 1982).

19.06.180 Average street yards.
A property owner may decrease the required street yard in any residential or business district to the average of the existing street yards of the adjacent structures on each side. Where the setback of existing adjacent structures is greater than setbacks required by this code, the setback for the intervening lot shall be determined by the average of the setback of the structures on each side. On corner lots, the required setback shall be determined by averaging the setback of the adjacent structure with the required setback of the district in which it is located. The setback of any structure may be increased or decreased by a conditional use permit if there are substantial reasons to vary from the requirements of the district.
(Ord. 1446 § 1, 2000: Ord. 994 § 2.11, 1982).

19.06.190 Lots abutting more restrictive districts.
Lots abutting more restrictive district~~s~~ boundaries shall provide side and rear yards not less than those required in the more restrictive abutting district. The street yards on the less restrictive district shall be modified for a distance of not more than one hundred feet from the district boundary line so as to equal the average of the street yards required in both districts.
(Ord. 994 § 2.12, 1982).

19.06.200 Animal raising.
The raising of animals shall be permitted in any zoning district in compliance with Title 9 of this code.
(Ord. 994 § 2.13, 1982).

Chapter 19.09 DEFINITIONS
Sections:
19.09.010 Generally.

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19.09.025 Adult-oriented establishments.
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19.09.035 Alternative support structure.
19.09.040 Apartment-style building.
19.09.050 Arterial street.
19.09.055 Base flood.
19.09.060 Basement.
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19.09.065 Block.
19.09.070 Building.
19.09.080 Building, accessory.
19.09.090 Building area.
19.09.100 Building height.
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19.09.115 Campground.
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19.09.120 Classes of notice.
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19.09.130 Commercial use.
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19.09.150 Community living arrangements.
19.09.155 Comprehensive (master) plan.
19.09.160 Conditional uses.
19.09.170 Corner lot.
19.09.171 Crawlways or crawlspace.
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19.09.178 Deck.
19.09.180 Development.
19.09.185 District, basic.
19.09.190 Drive-in establishment.
19.09.191 Driveway
19.09.195 Dryland access.
19.09.200 Dwelling.
19.09.210 Dwelling, attached.
19.09.220 Dwelling, detached.
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19.09.250 Dwelling, two-family.
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19.09.326 Flood storage.
19.09.330 Fraternity or sorority house.
19.09.333 Freeboard.
19.09.335 Freestanding wireless telecommunications facility.
19.09.340 Garage, private.
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19.09.390 Household occupation or home occupation.
19.09.400 Incidental repairs.
19.09.401 Increase in regional flood height.
19.09.403 Land use.
19.09.405 Letter of Map Change (LOMC).
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19.09.420 Loading area.
19.09.430 Lodginghouse.
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19.09.450 Lot.
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19.09.480 Mobile home.
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19.09.501 Motor vehicles.
19.09.502 Municipality or municipal.
19.09.504 National geodetic vertical datum.
19.09.505 Navigable water.
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19.09.508 New construction.
19.09.510 Nonconforming structure.
19.09.511 Nonconforming use.
19.09.520 Non-family household.
19.09.521 Obstruction to flow.
19.09.522 Official floodplain zoning map.
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19.09.526 Original bedroom.
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19.09.530 Parking lot.
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19.09.560 Planting screen.
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19.09.609 Start of construction.
19.09.610 Story.
19.09.620 Public or semipublic uses.
19.09.623 Shielded light fixture.
19.09.625 Shorelands.
19.09.630 Sign.
19.09.640 Sign, directional.
19.09.650 Sign, nonaccessory.
19.09.660 Street.
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19.09.680 Structural alterations.
19.09.690 Structure.
19.09.700 Structure, accessory.
19.09.710 Structure, permanent.
19.09.720 Structure, principal.
19.09.730 Structure, temporary.
19.09.732 Substantial damage.
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19.09.740 Tourist home.
19.09.750 Townhouse~~ style building~~.
19.09.760 Townhouse ~~style~~ dwelling units.
19.09.765 Traditional Neighborhood Development (TND).
19.09.770 Trailer camp.
19.09.775 Unnecessary hardship.
19.09.780 Usable open space.
19.09.790 Use, accessory.
19.09.800 Use, legal nonconforming.
19.09.810 Use, permitted.
19.09.820 Use, principal.
19.09.830 Utilities.
19.09.833 Variance.
19.09.834 Vehicle.
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19.09.836 Watershed.
19.09.837 Water surface profile.
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19.09.840 Wireless telecommunications facility.
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19.09.845 Yard.
19.09.850 Yard, rear.
19.09.860 Yard, shore.
19.09.870 Yard, side.
19.09.880 Yard, street (front yard).

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19.09.010 Generally.

For the purposes of this title, the definitions set out in this chapter shall be used. Words used in the present tense include the future; the singular number includes the plural number; and the plural number includes the singular number. The word "shall" is mandatory and directory.
(Ord. 994 § 12.0(part), 1982).

19.09.015 A Zones.

"A Zones" means areas of potential flooding shown on the "Flood Insurance Rate Map" or "Flood Hazard Boundary Map" which would be inundated by the regional flood as defined in this title. These zones may be numbered as A0, A1 to A99, or be unnumbered A Zones. The A Zones may or may not be reflective of flood profiles, depending on the availability of data for a given area.
(Ord. 1060 § 10(part), 1985).

19.09.020 Accessory use or structure.

"Accessory use or structure" means a use or detached structure subordinate to the principal use of structure, land, or water and located on the same lot or parcel serving a purpose customarily incidental to the principal use of the principal structure.
(Ord. 994 § 12.0(part), 1982).

19.09.025 Adult-oriented establishments.

A. "Adult-oriented establishments" shall include the following:

1. "Adult bath house" means an establishment or business which provides the service of baths of all kinds, including all forms and methods of hydrotherapy, that is not operated by a medical practitioner or a professional physical therapist licensed by the State of Wisconsin and which establishment provides to its customers an opportunity for engaging in specified sexual activities as defined in this section.
2. "Adult body painting studio" means an establishment or business wherein customers are afforded an opportunity to paint images on a body which is wholly or partially nude.
3. "Adult bookstore" means an establishment having as a substantial or significant portion of its stock and trade in books, magazines, and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas as defined herein. The term includes an establishment having as its stock in trade, for sale, rent, trade, lease, inspection or viewing books, films, video cassettes, compact discs, digital video discs, computers or computer programs in any format, motion pictures, magazines or other periodicals which are distinguished or characterized by their emphasis on matters depicting, describing or relating to specific sexual activities or specified anatomical areas, and in conjunction therewith have facilities for the presentation of adult entertainment, including adult-oriented videotapes, films, motion pictures or other offered entertainment for observation by customers therein. The term includes a commercial establishment that, as one of its principal business purposes, offers for sale or rental for any form of consideration instruments, devices, or paraphernalia that are designed for use in connection with "specified sexual activities."

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4. "Adult cabaret" means a nightclub, dance hall, bar, restaurant, or similar commercial establishment that regularly features:

a. Persons who appear in a state of nudity or semi-nudity; or

b. Live performances that are characterized by sexual activities; or

c. Films, motion pictures, videocassettes, slides, or other photographic or computer reproductions or depictions that are characterized by the depiction or description of sexual activities or nudity.

5. "Adult entertainment" means any exhibition of any motion pictures, live performance, display or dance of any type, wherein a significant or substantial portion of such performance is distinguished or characterized by an emphasis on any actual or simulated performance of specified sexual activities, the exhibition and viewing of specified anatomical areas, or the removal of articles of clothing to reveal specified anatomical areas.

6. "Adult mini-motion picture theater" means an enclosed building with a capacity for less than fifty customers, including establishments that have coin-operated video or motion picture booths, used for presenting material distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities or specified anatomical areas as defined herein for observation by customers therein.

7. "Adult motel" means a hotel, motel, or similar commercial establishment which:

a. Offers accommodations to the public for any form of consideration; provides customers with closed-circuit television transmissions, films, motion pictures, videocassettes, slides, or other photographic reproductions which are characterized by the depiction or description of specified sexual activities or specified anatomical areas; or

b. Offers a sleeping room for rent for a period of time that is less than ten hours; or

c. Allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than ten hours.

8. "Adult motion picture theater" means an enclosed building with a capacity of fifty or more persons at which a significant or substantial portion of the material presented is distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas for observation by customers therein.

9. "Adult motion picture theater (outdoor)" means a parcel of land from which individuals may view a motion picture presented out of doors which presents material distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activity or specified anatomical areas for observation by customers.

10. "Adult novelty shop" means an establishment or business having as a substantial or significant portion of its stock and trade in novelty or similar items which are distinguished or characterized by their emphasis on specified sexual activities or specified anatomical areas or for simulation of the foregoing.

11. "Miscellaneous adult-oriented establishment" means an establishment which includes, but is not limited to, adult bookstores, adult motion picture theaters, outdoor adult motion picture theaters, adult mini-motion theaters, adult theaters, adult bath houses, adult body painting studios, adult motels, adult novelty shops or adult cabarets, sexual encounter centers, escort agencies, establishments featuring live sexually explicit performances, and any premises to which public customers or members are invited or admitted and which are so physically arranged so as to provide booths, cubicles, rooms, compartments or stalls separate from the

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common area of the premises for the purposes of viewing adult-oriented motion pictures, or wherein an entertainer provides adult entertainment to a member of the public, a customer or a member, whether or not such adult entertainment is held, conducted, operated or maintained for profit, direct or indirect. An adult-oriented establishment further includes, without being limited to, any adult entertainment studio or any premises that is physically arranged and used as such whether advertised or represented as an adult entertainment studio, rap studio, exotic dance studio, encounter studio, sensitivity studio, modeling studio or any other term of like import.

B. "Adult-oriented establishment" shall not include:

1. Theaters, performing arts centers, civic centers, and dinner theaters where live dance, ballet, music and dramatic performances of serious artistic, social or political merit are offered on a regular basis; and in which the predominant business or attraction is not the offering of entertainment which is intended for the sexual interests or titillation of customers; and where the establishment is not distinguished by an emphasis on or the advertising or promotion of nude or semi-nude performances; or

2. Any public or private school, as defined in Chapter 115, Wis. Stats., when instructing pupils as part of its curriculum.

(Ord. 1614A § 1, 2006).

19.09.030 Alley.

"Alley" means a special public right-of-way affording only secondary access to abutting properties.

(Ord. 994 § 12.0(part), 1982).

19.09.035 Alternative support structure.

"Alternative support structure" means a water tower, silo, utility pole, light pole, smokestack, electrical transmission tower, building or other similar structure of at least fifty feet in height, and used as a structural base, stand, pedestal, or physical support for one or more wireless telecommunications facilities.

(Ord. 1499 § 3(part), 2001).

19.09.040 Apartment-style building.

"Apartment-style building" means a building containing three or more attached dwelling units with a majority of the units having primary access from a common entranceway or hallway. Units may be attached either vertically or horizontally.

(Ord. 994 § 12.0(part), 1982).

19.09.050 Arterial street.

"Arterial street" means a public street or highway used or intended to be used primarily for fast or heavy through traffic. For the purpose of this title, arterial streets shall include all county, state and federal highways.

(Ord. 994 § 12.0(part), 1982).

19.09.055 Base flood.

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"Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year, as published by the Federal Emergency Management Agency (FEMA) as part of a Flood Insurance Study (FIS) and depicted on a Flood Insurance Rate Map (FIRM).
(Ord. 1600 § 1(part), 2006).

19.09.060 Basement.
"Basement" means that portion of any structure located partly below the average lot grade, which if occupied for living purposes shall be counted as a story for purpose of height measurement.
(Ord. 994 § 12.0(part), 1982).

19.09.063 Bed and breakfast establishment.
"Bed and breakfast establishment" means a place of temporary lodging that provides eight or fewer sleeping rooms for paying lodgers, allows a maximum individual lodger stay of one month, provides meals only to paying lodgers, also serves as the principal residence for the operator/owner (who shall live on the premises at all times when the establishment is active), and meets all requirements of HFS 197 of the Wisconsin Administrative Code. Does not include "tourist homes," "lodginghouses," or "group lodging houses" defined elsewhere in this chapter.
(Ord. 1580A § 1(part), 2005).

19.09.064 Bedroom
For the purpose of defining the number of occupiable bedrooms in a residential unit, a "bedroom" shall (a) meet all applicable building codes (b) at least 100 net square feet for a 1-person bedroom or 125 net square feet for a two-person bedroom, (c) contain a closet not included in the net square feet, and (d) when added as part of a new remodeling or addition, be consistent with the function and appearance of the interior of the residential unit

19.09.065 Block.
A "block" means a unit of land bounded by streets or by a combination of streets and public land, railroad rights-of-way, waterways, or any other barrier to the continuity of development.
(Ord. 1511 § 1(part), 2002).

19.09.070 Building.
"Building" means any structure having a roof supported by columns or walls used or intended to be used for the shelter or enclosure of persons, animals, equipment, machinery or materials.
(Ord. 994 § 12.0(part), 1982).

19.09.080 Building, accessory.
"Accessory building" means a building or portion of building used for a purpose customarily incident to the permitted principal use of the lot, and located on the same lot as the principal use.
(Ord. 994 § 12.0(part), 1982).

19.09.090 Building area.

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"Building area" means the total living area bounded by the exterior walls of a building at the floor levels, but not including basement, garages, porches, breezeways and unfinished attics.
(Ord. 994 § 12.0(part), 1982).

19.09.100 Building height.

"Building height" means the vertical distance measured from the main elevation of the finished lot grade along the street yard face of the structure to the mid-point between the eave and highest point of the roof, not including ornamental features or architectural projections. ~~highest level between the eaves and ridges of gable, gambrel, hip and pitch roofs; or to the deck line of mansard roofs.~~
(Ord. 994 § 12.0(part), 1982).

19.09.110 Building, principal.

"Principal building" means the building on a lot in which is conducted the principal use as permitted on such lot by the regulations of the district in which it is located.
(Ord. 994 § 12.0(part), 1982).

19.09.113 Building scale.

"Building scale" means the relationship between the mass of a building and its surroundings, including streets, open spaces, and surrounding buildings. Mass is the three-dimensional bulk of a structure: height, width, and depth.
(Ord. 1511 § 1(part), 2002).

19.09.114 Bulkhead line.

"Bulkhead line" means a geographic line along a reach of navigable water that has been adopted by a municipal ordinance and approved by the Department of Natural Resources pursuant to Section 30.11, Wisconsin Statutes and which allows limited filling between this bulkhead line and the original ordinary high-water mark, except where such filling is prohibited by the floodway provisions of this title.
(Ord. 1600 § 1(part), 2006).

19.09.115 Campground.

"Campground" means any parcel of land which is designed, maintained, intended or used for the purpose of providing sites for nonpermanent overnight use by four or more camping units, or which is advertised or represented as a camping area.
(Ord. 1600 § 1(part), 2006).

19.09.116 Camping unit.

"Camping unit" means any portable device, no more than four hundred square feet in area, used as a temporary shelter, including but not limited to a camping trailer, motor home, bus, van, pick-up truck, tent, or other mobile recreational vehicle.
(Ord. 1600 § 1(part), 2006).

19.09.117 Certificate of compliance.

"Certificate of compliance" means a certification that the construction and the use of land or a building, the elevation of fill, or the lowest floor of a structure is in compliance with all of the floodplain provisions of this title.

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(Ord. 1600 § 1(part), 2006).

19.09.120 Classes of notice.

References in this title to Class 1 and Class 2 notices refer to Chapter 985 of the Wisconsin Statutes.
(Ord. 994 § 12.0(part), 1982).

19.09.125 Channel.

"Channel" means the floodlands normally occupied by a stream of water under average annual high-water flow conditions while confined within general well-established banks.
(Ord. 1060 § 10(part), 1985).

19.09.128 Co-location.

"Co-location" means the clustering of multiple antennas, dishes or similar telecommunications facilities or devices operated by different service providers but located on a single, freestanding wireless telecommunications facility or alternative support structure.
(Ord. 1499 § 3(part), 2001).

19.09.130 Commercial use.

"Commercial use" means and refers to activity carried out for pecuniary gain.
(Ord. 994 § 12.0(part), 1982).

19.09.140 Commonly owned open space.

"Commonly owned open space" means publicly or privately owned undeveloped open space intended for aesthetic, recreational or other conservation purpose, to be used by the owners or residents of a particular development or the public in general.
(Ord. 994 § 12.0(part), 1982).

19.09.150 Community living arrangements.

"Community living arrangements" means a group lodging facility licensed or operated or permitted under the authority of the Wisconsin Department of Health and Social Services (see Section 46.03(22), Wisconsin Statutes) where three or more unrelated persons reside, and in which care, treatment or services above the level of room and board but less than skilled nursing care is provided to persons residing in the facility. Such care, treatment or services are provided as a major function of the facility. Child care facilities, nursing homes, hospitals, prisons, jails, foster family homes which are the primary domiciles of a foster parent and four or fewer children are not "community living arrangements" for purposes of this title.
(Ord. 994 § 12.0(part), 1982).

19.09.155 Comprehensive (master) plan.

"Comprehensive (master) plan" means the plan for the physical development of the city, also called a master plan or comprehensive plan, adopted by the city pursuant to Wisconsin Statutes, Sections 62.23 and/or 66.1001, including proposals for future land use, transportation, urban redevelopment and public facilities.
(Ord. 1511 § 1(part), 2002).

19.09.160 Conditional uses.

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"Conditional uses" means uses of a special nature as to make impractical their complete predetermination as a use in a district.
(Ord. 994 § 12.0(part), 1982).

19.09.170 Corner lot.
"Corner lot" means a lot abutting two or more streets at their intersection, provided that the corner of such intersection shall have an angle of one hundred thirty-five degrees or less, measured on the lot side. For the purpose of determining yard requirements, the front yard shall be the yard where the main door of the principal structure faces the street addressed.
(Ord. 994 § 12.0(part), 1982).

19.09.171 Crawlways or crawlspace.
"Crawlways or crawlspace" means an enclosed area below the first usable floor of a building, generally less than five feet in height, used for access to plumbing and electrical utilities.
(Ord. 1600 § 1(part), 2006).

19.09.173 Day care center, adult.
"Day care center, adult" means a facility operated for the purpose of providing care, protection, and guidance to adults during normal business hours and with no overnight facilities.
(Ord. 1452 § 3(part), 2000).

19.09.177 Day care center, child.
"Day care center, child" means a state licensed facility where a person or persons, other than a relative or legal guardian, provides paid care and supervision for four or more children under seven years of age, for less than twenty-four hours a day.
(Ord. 1452 § 3(part), 2000).

19.09.178 Deck.
"Deck" means an unenclosed exterior structure that has no roof or sides, but has a permeable floor which allows the infiltration of precipitation.
(Ord. 1600 § 1(part), 2006).

19.09.180 Development.
"Development" means any manmade change to improved or unimproved real estate, including but not limited to construction of or additions or substantial improvements to buildings, other structures, or accessory uses, the placement of mobile homes, mining, dredging, filling, grading, paving, excavation or drilling operations, or deposition of materials.
(Ord. 994 § 12.0(part), 1982).

19.09.185 District, basic.
"Basic district" means a part or parts of the city for which the regulations of this chapter governing the use and location of land and buildings are uniform.
(Ord. 1060 § 10(part), 1985).

19.09.190 Drive-in establishment.

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"Drive-in establishment" means a building and the lot on which it is situated, or a portion thereof which is used for off-street quick-service business purposes catering primarily to automobile trade wherein the customer is served directly at the automobile or the automobile is parked temporarily and the customer is served from a counter or pass-through window. Drive-in food service establishments may contain very limited seating accommodations for walk-up customers.
(Ord. 994 § 12.0(part), 1982).

19.09.191 Driveway
An improved access which is used primarily to connect off-street parking spaces to the public right-of-way. New or substantially improved ~~A~~areas intended to be utilized as driveways shall be surfaced with bituminous or concrete to control dust and drainage, except in the case of farm dwellings and operations. Plans for surfacing and drainage of driveways shall be submitted to the Neighborhood Services Department for ~~the City Engineer for his~~ review and approval.

19.09.195 Dryland access.
"Dryland access" means a vehicular access route which is above the regional flood elevation and which connects land located in the floodplain to land which is outside the floodplain, such as a road with its surface above the regional flood elevation and wide enough to accommodate wheeled vehicles.
(Ord. 1196 § 1(part), 1990).

19.09.200 Dwelling.
"Dwelling" means a building or part of a building, containing one or more dwelling units and also containing other directly associated elements such as hallways, storage areas or common laundry facilities. For purposes of this title, the term "dwelling" does not include group lodging facilities.
(Ord. 994 § 12.0(part), 1982).

19.09.210 Dwelling, attached.
"Attached dwelling" means a dwelling attached to another dwelling unit by having any portion of any roof, any wall, or any floor in common with another dwelling unit.
(Ord. 994 § 12.0(part), 1982).

19.09.220 Dwelling, detached.
"Detached dwelling" means a dwelling separated from another dwelling unit and not having any portion of any roof, any wall, or any floor in common with another dwelling unit.
(Ord. 994 § 12.0(part), 1982).

19.09.230 Dwelling, multiple-family.
"Multiple-family dwelling" means a dwelling having more than two attached dwelling units, and includes both apartment and townhouse-style buildings.
(Ord. 994 § 12.0(part), 1982).

19.09.240 Dwelling, single-family.
"Single-family dwelling" means a detached dwelling having one dwelling unit.
(Ord. 994 § 12.0(part), 1982).

19.09.250 Dwelling, two-family.

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"Two-family dwelling" means a dwelling having two attached dwelling units.
(Ord. 994 § 12.0(part), 1982).

19.09.260 Dwelling unit.

"Dwelling unit" means an area of or within a dwelling that is designed, occupied or intended to be occupied by a family (or by a non-family household) as permitted by this title as a separate living quarters with private kitchen, sanitary, sleeping and living quarters within the dwelling unit. Quarters are within the dwelling unit if they are within the same contiguous area. Kitchen quarters in a dwelling must be designed and outfitted to have, at a minimum, a refrigerator, stove and range, kitchen sink and cabinet facilities.
(Ord. 994 § 12.0(part), 1982).

19.09.270 Dwelling unit, efficiency.

"Efficiency dwelling unit" means a dwelling unit within a dwelling that has two or more attached units and having not more than one habitable room in addition to kitchen and sanitary facilities.
(Ord. 994 § 12.0(part), 1982).

19.09.275 Encroachment.

"Encroachment" means any fill, structure, equipment, building, use or development in the floodway.
(Ord. 1600 § 1(part), 2006).

19.09.280 Essential services.

"Essential services" means services provided by public and private utilities, necessary for the exercise of the principal use or service of the principal structure. These services include underground, surface, or overhead gas, electrical, television, steam, water, sanitary sewerage, storm water drainage, and conventional, non-wireless telephonic communication systems and accessories thereto, such as poles, towers, wires, mains, drains, vaults, culverts, laterals, sewers, pipes, catchbasins, water storage tanks, conduits, cables, fire alarm boxes, police call boxes, traffic signals, pumps, lift stations, and hydrants, but not including buildings, wireless telecommunications facilities, or wireless telecommunications support facilities.
(Ord. 1499 § 2, 2001: Ord. 994 § 12.0(part), 1982).

19.09.285 Existing manufactured home park or subdivision.

"Existing manufactured home park or subdivision" means a parcel of land, divided into two or more manufactured home lots for rent or sale, on which the construction of facilities for servicing the lots is completed before January 1, 2006. At a minimum, this would include the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads.
(Ord. 1600 § 1(part), 2006).

19.09.286 Expansion to existing mobile/manufactured home park.

"Expansion to existing mobile/manufactured home park" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed. This includes installation of utilities, construction of streets and either final site grading, or the pouring if concrete pads.
(Ord. 1600 § 1(part), 2006).

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19.09.290 Family.

"Family" means an individual or a group of two or more individuals who are related by blood, marriage ~~or~~ adoption, ~~common law~~domestic partnership, or civil union, or ~~equivalent social connection,~~ (limited to immediate family members, grandparents, aunts, uncles, nieces, nephews, and first cousins) together with not more than two additional persons not so related, living as a single household in a dwelling unit. (For the purposes of this title, "family" includes "non-family households.")

(Ord. 994 § 12.0(part), 1982).

19.09.295 Federal Emergency Management Agency.

"Federal Emergency Management Agency" means the federal agency that administers the National Flood Insurance Program. Also referred to as FEMA.

(Ord. 1600 § 1(part), 2006).

19.09.296 Flood frequency.

"Flood frequency" means the probability of a flood occurrence which is determined from statistical analyses. The frequency of a particular flood event is usually expressed as occurring, on the average, once in a specified number of years or as a percent chance of occurring in any given year.

(Ord. 1600 § 1(part), 2006).

19.09.300 First floor.

"First floor" means that floor located at ground level and having one-half or more of its windows above the lot grade at the building line.

(Ord. 994 § 12.0(part), 1982).

19.09.305 Flood.

"Flood" means a general and temporary condition of partial or complete inundation of normally dry land caused by the overflow or rise of inland waters; or the rapid accumulation or runoff of surface waters from any source; or inundation caused by waves or currents of water exceeding cyclical levels along the shores of Lake Michigan or Lake Superior; or a sudden increase caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a seiche, or by some similarly unusual event.

(Ord. 1196 § 1(part), 1990).

19.09.306 Flood Insurance Rate Map.

"Flood Insurance Rate Map" means a map of a community on which the Federal Insurance Administration has delineated both special flood hazard areas (the floodplain) and the risk premium zones applicable to the community. This map can only be amended by the Federal Emergency Management Agency. Also referred to as FIRM.

(Ord. 1600 § 1(part), 2006).

19.09.307 Flood Insurance Study.

"Flood Insurance Study" means a technical engineering examination, evaluation, and determination of the local flood hazard areas. It provides maps designating those areas affected by the regional flood, provides both flood insurance rate zones and base flood elevations, and may provide floodway lines. The flood hazard areas are designated as numbered and unnumbered A-Zones. Flood Insurance Rate

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Maps, that accompany the Flood Insurance Study, form the basis for both the regulatory and the insurance aspects of the National Flood Insurance Program (NFIP).
(Ord. 1600 § 1(part), 2006).

19.09.310 Flood Hazard Boundary Map.
"Flood Hazard Boundary Map" means a map designating approximate flood hazard areas. Flood hazard areas are designated as unnumbered A-Zones and do not contain floodway lines or regional flood elevations. This map forms the basis for both the regulatory and insurance aspects of the National Flood Insurance Program (NFIP) until superseded by a Flood Insurance Study and a Flood Insurance Rate Map.
(Ord. 1600 § 1(part), 2006: Ord. 994 § 12.0(part), 1982).

19.09.312 Flood profile.
"Flood profile" means a graph showing the relationship of the floodwater surface elevation of a flood event of a specified recurrence interval to the stream bed and other significant natural and manmade features along a stream.
(Ord. 1060 § 10(part), 1985).

19.09.314 Flood protection elevation.
"Flood protection elevation" means a point two feet above the water surface elevation of the one-hundred-year recurrence interval flood. This safety factor, also called "freeboard," is intended to compensate for the many unknown factors that contribute to flood heights greater than those computed. Such unknown factors may include ice jams, debris accumulation, wave action, and obstruction of bridge openings.
(Ord. 1060 § 10(part), 1985).

19.09.315 Floodplain.
"Floodplain" means land which has been or may be covered by flood water during the regional flood. It includes the floodway and the floodfringe, and may include other designated floodplain areas for regulatory purposes.
(Ord. 1600 § 1(part), 2006).

19.09.316 Flood stage.
"Flood stage" means the elevation of the floodwater surface above an officially established datum plan, which is Mean Sea Level 1929 Adjustment.
(Ord. 1060 § 10(part), 1985).

19.09.318 Floodlands.
For the purpose of this title, the "floodlands" are all lands contained in the "regional flood" or one-hundred-year recurrence interval flood.
(Ord. 1600 § 1(part), 2006: Ord. 1196 § 1(part), 1990).

19.09.320 Floodfringe.
"Floodfringe" means that a portion of the one-hundred-year recurrence interval floodplain located beyond the limits of the floodway. The floodfringe is generally associated with standing water rather than rapidly flowing water.
(Ord. 1600 § 1(part), 2006: Ord. 1196 § 1(part), 1990).

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19.09.321 Floodplain island.

"Floodplain island" means a natural geologic land formation within the floodplain that is surrounded, but not covered, by floodwater during the regional flood.

(Ord. 1600 § 1(part), 2006).

19.09.322 Floodproofing.

"Floodproofing" means measures designed to prevent and reduce flood damage for those uses which cannot be removed from, or which, of necessity, must be erected in the floodplain, ranging from structural modifications through installation of special equipment or materials to operation and management safeguards, such as the following: reinforcing of basement walls; underpinning of floors; permanent sealing of all exterior openings; use of masonry construction; erection of permanent watertight bulkheads, shutters and doors; treatment of exposed timbers; elevation of flood-vulnerable utilities; use of waterproof cement; adequate fuse protection; sealing of basement walls; installation of sump pumps; placement of automatic swing check valves; installation of sealtight windows and doors; installation of wire-reinforced glass; location and elevation of valuable items; waterproofing, disconnecting, elevation or removal of all electric equipment; avoidance of the use of flood-vulnerable areas; temporary removal or waterproofing of merchandise; operation of emergency pump equipment; closing of backwater sewer valves; placement of plugs and flood drain pipes; placement of movable watertight bulkheads; and the shoring of weak walls or structures. Floodproofing of structures shall be extended at least to a point two feet above the elevation of the regional flood. Any structure that is located entirely or partially below the flood protection elevation shall be anchored to protect it from larger floods.

(Ord. 1060 § 10(part), 1985).

19.09.323 Floodplain management.

"Floodplain management" means policy and procedures to insure wise use of floodplains, including mapping and engineering, mitigation, education, and administration and enforcement of floodplain regulations.

(Ord. 1600 § 1(part), 2006).

19.09.324 Floodway.

"Floodway" means a designated portion of the one-hundred-year recurrence interval flood that will safely convey the regulatory flood discharge into small, acceptable upstream and downstream increases, limited in Wisconsin to 0.01 foot unless special legal measures are provided. The floodway, which includes the channel, is that portion of the floodplain needed to convey the regional flood discharges and is not suited for human habitation. All fill, structures and other development that would impair floodwater conveyance by adversely increasing flood stages or velocities or would itself be subject to flood damage should be prohibited in the floodway.

(Ord. 1196 § 1(part), 1990).

19.09.326 Flood storage.

"Flood storage" means those floodplain areas where storage of floodwaters has been taken into account during analysis in reducing the regional flood discharge.

(Ord. 1600 § 1(part), 2006).

19.09.330 Fraternity or sorority house.

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"Fraternity or sorority house" means a building containing sleeping rooms, bathrooms, common rooms and a central kitchen and dining room maintained exclusively for fraternity or sorority members and their guests or visitors and affiliated with an institution of higher learning.
(Ord. 1668A § 1, 2007: Ord. 994 § 12.0(part), 1982).

19.09.333 Freeboard.
"Freeboard" means a safety factor expressed in terms of a specified number of feet above a calculated flood level. Freeboard compensates for any factors that cause flood heights greater than those calculated, including ice jams, debris accumulation, wave action, obstruction of bridge openings and floodways, the effects of watershed urbanization, loss of flood storage areas due to development and aggregation of the river or stream bed.
(Ord. 1600 § 1(part), 2006).

19.09.335 Freestanding wireless telecommunications facility.
"Freestanding wireless communications facility" means a self-supporting telecommunications tower or other self-supporting wireless telecommunications facility that is not mounted, or otherwise attached to, an alternative support structure. A tower using guy wires shall be considered a freestanding wireless telecommunications facility.
(Ord. 1499 § 3(part), 2001).

19.09.340 Garage, private.
"Private garage" means a structure primarily intended for and used for the enclosed storage or shelter of the private motor vehicles of the families resident upon the premises. Carports shall be considered garages within this definition.
(Ord. 994 § 12.0(part), 1982).

19.09.350 Garage, public or commercial.
"Public or commercial garage" means any garage not falling within the definition of a "private garage" as established in this chapter.
(Ord. 994 § 12.0(part), 1982).

19.09.360 Group lodging facilities.
"Group lodging facilities" means buildings or parts of buildings designed, occupied or intended to be occupied as living quarters on a basis other than described in this ordinance under the defined terms: dwelling, dwelling unit, hotel or motel.
(Ord. 994 § 12.0(part), 1982).

19.09.370 Group lodging house.
"Group lodging house" means a group lodging facility containing several lodging rooms without kitchen facilities that are offered for rent or comparable compensation on a monthly or longer basis. Meals or access to common meal preparation facilities may be offered as part of the service to occupants. Facilities commonly known as dormitories are group lodging houses for purposes of this title.
(Ord. 994 § 12.0(part), 1982).

19.09.375 Habitable structure.
"Habitable structure" means any structure or portion thereof used or designed for human habitation.

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(Ord. 1600 § 1(part), 2006).

19.09.376 Hearing notice.

"Hearing notice" means a publication or posting meeting the requirements of Chapter 985, Statutes. For appeals, a Class 1 notice, published once at least one week (seven days) before the hearing, is required. For all zoning ordinance text and map amendments, a Class 2 notice, published twice, once each week consecutively, the last at least a week (seven days) before the hearing, is required.
(Ord. 1600 § 1(part), 2006).

19.09.377 High flood damage potential.

"High flood damage potential" means damage that could result from flooding that includes any danger to life or health or any significant economic loss to a structure or building and its contents.
(Ord. 1600 § 1(part), 2006).

19.09.380 Historic landmark.

"Historic landmark" means any building or structure which has a special historic, architectural or cultural interest, significance or value as part of the heritage, development or cultural characteristics of the city, state or nation and which has been designated as a landmark under this title.
(Ord. 994 § 12.0(part), 1982).

19.09.385 Historic structure.

For the purposes of the floodplain regulations in this title, "historic structure" means any structure that is either: listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register, certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program, as determined by the Secretary of the Interior, or by the Secretary of the Interior in states without approved programs.
(Ord. 1600 § 1(part), 2006).

19.09.390 Household occupation or home occupation.

"Household occupation" or "home occupation" means an occupation for gain or support that is traditionally or customarily conducted within a residential building by resident occupants, and which meets all of the following criteria:

A. Home occupation is incidental to the principal residential use of the premises.

B. Space used for the home occupation(s) does not exceed either twenty-five percent of the usable floor area of the principal building or fifty percent of an accessory building.

C. No article or service shall be sold or offered for sale on the premises except articles or services that are produced by such occupation.

D. There shall be no exterior alterations that change the character of the dwelling or accessory building, or exterior evidence of the home occupation, other than permitted signage under Chapter 19.54.

E. There shall not be more than one employee other than members of the resident family.

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F. No home occupation shall create smoke, odor, glare, noise, dust, vibration, fire hazard, small electrical interference, or any other nuisance not normally associated with the average residential use in the district.

G. There shall be no exterior display or storage of any materials, supplies, equipment, or product produced or used by such occupation.

(Ord. 1605A § 1, 2006: Ord. 994 § 12.0(part), 1982).

19.09.400 Incidental repairs.

"Incidental repairs" are not considered structural repairs, modifications, or additions; incidental repairs include internal and external painting, decoration, paneling, and the replacement of doors, windows, and other nonstructural components.

(Ord. 994 § 12.0(part), 1982).

19.09.401 Increase in regional flood height.

"Increase in regional flood height" means a calculated upward rise in the regional flood elevation, equal to or greater than 0.01 foot, based on a comparison of existing conditions and proposed conditions which is directly attributable to development in the floodplain but not attributable to manipulation of mathematical variables such as roughness factors, expansion and contraction coefficients and discharge.

(Ord. 1600 § 1(part), 2006).

19.09.403 Land use.

For the purposes of the floodplain regulations in this title, "use" means any nonstructural use made of unimproved or improved real estate.

(Ord. 1600 § 1(part), 2006: Ord. 1452 § 3(part), 2000).

19.09.405 Letter of Map Change (LOMC).

"Letter of Map Change" or "LOMC" means official notification from the Federal Emergency Management Agency (FEMA) that a Flood Hazard Boundary Map or Flood Insurance Rate Map has been amended.

(Ord. 1600 § 1(part), 2006: Ord. 1060 § 10(part), 1985).

19.09.410 Living rooms.

"Living rooms" means all rooms within a dwelling except closets, foyers, storage areas, utility rooms and bathrooms.

(Ord. 994 § 12.0(part), 1982).

19.09.420 Loading area.

"Loading area" means a completely off-street space or berth on the same lot for the loading or unloading of freight carriers, having adequate ingress and egress to a public street or alley.

(Ord. 994 § 12.0(part), 1982).

19.09.430 Lodginghouse.

"Lodginghouse" means a building other than a hotel, restaurant or a dormitory where lodging is regularly furnished by prearrangement for a definite period for compensation for six or more persons not members of a family, but not exceeding twelve persons (individual) and not open to transient customers. A lodginghouse shall maintain a minimum green space area of three hundred fifty square feet per allowed occupant.

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(Ord. 1364 § 4, 1997: Ord. 994 § 12.0(part), 1982).

19.09.440 Lodging rooms.

"Lodging rooms" means rooms within group lodging facilities that are rented as sleeping and living quarters, or spaces within a suite of rooms in a group lodging facility that provide sleeping accommodations. For purposes of this title any lodging room that is designed or intended to be occupied by one or two persons shall be counted as one lodging room.

(Ord. 994 § 12.0(part), 1982).

19.09.450 Lot.

"Lot" means a single parcel of contiguous land abutting and having frontage on a public street, being a part of a platted recorded subdivision or a parcel of land for which the deed is recorded, with the respective county register of deeds on or before June 24, 1982, the effective date of the ordinance codified in this title, occupied or intended to be occupied by a principal structure or principal group of structures or use and sufficient in size to meet the lot width, lot frontage, lot area, yard parking area, and other open space provisions of this title.

Lot Types

GRAPHIC LINK:Click here

(Ord. 994 § 12.0(part), 1982).

19.09.455 Lot width.

"Lot width" means the horizontal distance between side lot lines as measured at the minimum front yard setback required in the zoning district in which the lot is located or through a recorder final plat or certified survey map.

(Ord. 1511 § 1(part), 2002).

19.09.457 Major subdivision.

"Major subdivision" means the division of a lot or parcel, or tract of land by the owners thereof, or their agents, for the purpose of transfer of ownership or building development where a single act of division creates five or more parcels or building sites, each less than five acres in size; or an act of division results in the creation of five or more parcels or building sites by successive divisions within a period of five years, where at least five of the parcels or sites are less than one and one-half acres in size in the M-I general manufacturing district, or less than five acres in size in all other zoning districts.

(Ord. 1600 § 1(part), 2006: Ord. 1580A § 1(part), 2005).

19.09.458 Manufactured home.

"Manufactured home" means a type of single-family dwelling as defined in Wisconsin Statutes, Section 101.91(2), fabricated in an off-site manufacturing facility for installation or assembly at the building site, and bearing a Department of Housing and Urban Development (HUD) label or insignia certifying that it was built in compliance with the Federal Manufactured Housing Construction Standards under 42 U.S.C. Sections 5401 to 5426. For the purposes of the floodplain regulations in this title only, the term "manufactured home" includes a mobile home but does not include a "mobile recreational vehicle."

(Ord. 1600 § 1(part), 2006: Ord. 1511 § 1(part), 2002).

19.09.460 Maximum lot coverage.

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"Maximum lot coverage" is the total buildable area that can be occupied by principal accessory structures. Parking areas, drives, sidewalks and similar at-grade structures shall not be included when figuring maximum lot coverage.
(Ord. 994 § 12.0(part), 1982).

19.09.470 Minor structures.
"Minor structures" meets all regulations for conventional construction, sections of which are built in a factory and joined on a permanent foundation.
(Ord. 994 § 12.0(part), 1982).

19.09.480 Mobile home.
"Mobile home" means a transportable factory built structure as is defined in Wisconsin Statutes Section 101.91(2)(k), designed for long term occupancy by one family and built prior to June 15, 1976, the effective date of the Federal Manufactured Housing Construction and Safety Standards Act. A mobile home is not considered to be a type of single-family dwelling for the purposes of this title.
(Ord. 1600 § 1(part), 2006: Ord. 994 § 12.0(part), 1982).

19.09.490 Mobile home park.
"Mobile home park" means a site with required improvements and utilities for the long-term parking of mobile homes, which may include services and facilities for the residents.
(Ord. 994 § 12.0(part), 1982).

19.09.495 Mobile recreational vehicle.
"Mobile recreational vehicle" means a vehicle which is built on a single chassis; is four hundred square feet or less when measured at the largest horizontal projection; is designed to be self-propelled; is carried or permanently towable by a licensed, light-duty vehicle; is licensed for highway use if registration is required; and is designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel or seasonal use. Manufactured homes that are towed or carried onto a parcel of land, but do not remain capable of being towed or carried, including park model homes, do not fall within the definition of a "mobile recreational vehicle." Also referred to as "Recreational Vehicle" or "RV."
(Ord. 1600 § 1(part), 2006).

19.09.500 Modular home.
"Modular home" means a dwelling unit which meets all regulations for conventional construction, sections of which are built in a factory and joined on a permanent foundation.
(Ord. 994 § 12.0(part), 1982).

19.09.501 Motor vehicles.
"Motor vehicle" means a vehicle, including a combination of two or more vehicles or an articulated vehicle, which is self-propelled, except a vehicle operated exclusively on a rail. "Motor vehicle" includes, without limitation, a commercial motor vehicle or a vehicle which is propelled by electric power obtained from overhead trolley wires but not operated on rails. A snowmobile and an all-terrain vehicle shall only be considered motor vehicles for purposes made specifically applicable by ordinance.
(Ord. 1364 § 5, 1997).

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19.09.502 Municipality or municipal.

"Municipality" or "municipal" means the City of Whitewater, Wisconsin. Also referred to as "City."
(Ord. 1600 § 1(part), 2006).

19.09.504 National geodetic vertical datum.

"National geodetic vertical datum" or NGVD means elevations referenced to mean sea level datum, 1929 adjustment.
(Ord. 1600 § 1(part), 2006).

19.09.505 Navigable water.

"Navigable water" means Lake Superior, Lake Michigan, all natural inland lakes within Wisconsin, and all rivers, streams, ponds, sloughs, flowages, and other waters within the territorial limits of this state, including the Wisconsin portion of boundary waters, which are navigable under the laws of this state. The Wisconsin Supreme Court has declared navigable all bodies of water with a bed differentiated from adjacent uplands and with levels or flow sufficient to support navigation by a recreational craft of the shallowest draft on an annually recurring basis. [Muench v. Public Service Commission, 261 Wis. 492 (1952), and DeGaynor and Co., Inc. v. Department of Natural Resources, 70 Wis. 2d 936 (1975)]

For the purpose of this title, rivers and streams will be presumed to be navigable if they are designated as either continuous or intermittent waterways on the United States Geological Survey quadrangle maps until such time that the Wisconsin Department of Natural Resources has made a determination that the waterway is not, in fact, navigable.
(Ord. 1196 § 1(part), 1990).

19.09.507 Neighborhood development plan.

"Neighborhood development plan" means a city, developer, or property owner prepared plan for the future development of a part of the community, and including the proposed land use pattern, zoning, street alignments, lot patterns, locations of utilities and public buildings, parks, open spaces, environmental corridors, trails, and a development phasing timetable.
(Ord. 1511 § 1(part), 2002).

19.09.508 New construction.

For floodplain management purposes, "new construction" means structures for which the start of construction commenced on or after the effective date of the original floodplain zoning regulations adopted by the city and includes any subsequent improvements to such structures. For the purpose of determining flood insurance rates, it includes any structures for which the "start of construction" commenced on or after the effective date of an initial Flood Insurance Rate Map (FIRM) or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures.
(Ord. 1600 § 1(part), 2006).

19.09.510 Nonconforming structure.

A "nonconforming structure" means a structure, or portion thereof, that was legally established prior to the effective date of this title, or subsequent amendments thereto, which does not conform with one or more of the dimensional requirements applicable within the zoning district in which the structure is located.
(Ord. 1600 § 1(part), 2006: Ord. 994 § 12.0(part), 1982).

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19.09.511 Nonconforming use.

A "nonconforming use" means an active and actual use of land, structure, or both that was legally established prior to the effective ~~data~~date of this title, or subsequent amendments thereto, which has continued the same use to the present, and which does not conform to the use regulations applicable within the zoning district in which the use is located. Also referred to as "nonconforming land use."

(Ord. 1600 § 1(part), 2006).

19.09.520 Non-family household.

"Non-family household" means a group of individuals who do not constitute a family under the terms of this title and who live as a single household in a dwelling unit. Within the R-1 and R-2 districts, a non-family household shall be limited to three unrelated persons. Within the R-3 district, a non-family household shall be limited to five unrelated persons. This section is meant to ensure the right of quiet enjoyment of each property owner, or resident of their home. The constant or consistent presence of visitors to a particular residence can constitute the equivalent of additional persons living there, for land use purposes, regardless if they are listed as residents on a lease or deed, if the "quiet enjoyment" of others' property rights is affected. For the purposes of this section, quiet enjoyment shall mean actions by occupants or visitors which unreasonably disturb other property owners' or occupants' enjoyment of their premises.

(Ord. 994 § 12.0(part), 1982).

(Ord. No. 1689A, 6-17-2008; Ord. No. 1694A, 8-5-2008)

19.09.521 Obstruction to flow.

"Obstruction to flow" means any development which blocks the conveyance of floodwaters such that this development alone or together with any future development will cause an increase in regional flood height.

(Ord. 1600 § 1(part), 2006).

19.09.522 Official floodplain zoning map.

"Official floodplain zoning map" means that map, adopted and made part of this title, as described in Section 19.46.010(E)(2), which has been approved by the Department of Natural Resources and the Federal Emergency Management Agency (FEMA).

(Ord. 1600 § 1(part), 2006).

19.09.524 Open space use.

"Open space use" means those land uses having a relatively low flood damage potential, and not involving structures when in a floodplain.

(Ord. 1600 § 1(part), 2006).

19.09.525 Ordinary high water mark.

"Ordinary high water mark" means the point on the bank or shore up to which the presence and action of surface water is so continuous as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristics.

(Ord. 1196 § 1(part), 1990).

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19.09.527 Outdoor lighting fixture.

"Outdoor lighting fixture" means an outdoor artificial illuminating device, either permanent or portable, used for illumination or advertisement of parking lots, architecture, signage, landscaping, entryways, or areas requiring security.

(Ord. 1452 § 3(part), 2000).

19.09.528 Overlay Permission Area Map

A map depicting the boundary lines within which applications are~~may be~~ allowed for changing the zoning district designation to that of a specific overlay zone

19.09.529 Overlay Zoning District

A type of zoning district that offers alternative regulations for an existing zoning district. The properties which can apply for an overlay zoning district map change are ~~may be~~ limited by boundaries as depicted in an Overlay Permission Area Map.

19.09.530 Parking lot.

"Parking lot" means a structure or premises containing parking spaces open to the public. Curb cut openings shall be designed to facilitate traffic safety and pedestrian movement.

(Ord. 994 § 12.0(part), 1982).

19.09.540 Parking space or parking stall.

"Parking space" or "parking stall" means a graded and paved area of not less than one hundred eighty square feet in area either enclosed or open for the parking of a motor vehicle, having adequate ingress and egress to a public street or alley except as additionally provided for in Section 19.50.010. New or substantially improved a~~A~~reas intended to be utilized for parking and driveways shall be surfaced with bituminous or concrete to control dust and drainage, except in the case of farm dwellings and operations. Plans for surfacing and drainage of stalls and driveways for five or more vehicles shall be submitted to the Neighborhood Services Department ~~City Engineer for his~~ for review. ~~Curb cut openings shall be a minimum of five feet from the side yard property line in all districts.~~

(Ord. 994 § 12.0(part), 1982).

19.09.550 Parties of interest.

"Parties of interest" includes all abutting property owners, all property owners within three hundred feet, and all property owners of opposite frontage. For purposes of this title, property ownership shall be determined from property tax billing records available within municipal records at the time the notification is sent.

(Ord. 994 § 12.0(part), 1982).

19.09.555 Person.

"Person" means an individual, or group of individuals, corporation, partnership, association, municipality or state agency.

(Ord. 1600 § 1(part), 2006).

19.09.560 Planting screen.

"Planting screen" means an arrangement of living vegetation reaching an anticipated height of four feet or more, which may or may not be accompanied by materials used to construct fences and the like,

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which is intended to provide a reasonable separation of vision between abutting lots or the lot and the street line.
(Ord. 994 § 12.0(part), 1982).

19.09.570 Principal use or structure.
"Principal use or structure" means a use or structure specified as a principal use under the district regulations of this title; such uses or structures must occur or be built prior to or concurrently with any accessory uses or structures.
(Ord. 994 § 12.0(part), 1982).

19.09.580 Private club or lodge.
"Private club or lodge" means a structure or grounds used for regular or periodic meetings or gatherings of a group of persons organized for a nonprofit purpose, but not groups organized to render a service customarily carried on as a business.
(Ord. 994 § 12.0(part), 1982).

19.09.585 Private sewage system.
"Private sewage system" means a sewage treatment and disposal system serving one structure with a septic tank and soil absorption field located on the same parcel as the structure. It also means an alternative sewage system approved by the Department of Commerce, including a substitute for the septic tank or soil absorption field, a holding tank, a system serving more than one structure or a system located on a different parcel than the structure. Also referred to as "septic system" or "private on-site waste treatment system."
(Ord. 1600 § 1(part), 2006).

19.09.590 Professional home offices.
"Professional home offices" means residences of doctors of medicine, practitioners, dentists, clergymen, architects, landscape architects, professional engineers, real estate and insurance offices, registered land surveyors, lawyers, artists, teachers, authors, musicians or other recognized professions, used to conduct their professions, where the office does not exceed one-half of the area of only one floor of the residence and only one nonresident person is employed.
(Ord. 994 § 12.0(part), 1982).

19.09.600 Professional offices.
"Professional offices" means doctors of medicine, practitioners, dentists, clergymen, architects, landscape architects, professional engineers, real estate and insurance offices, registered land surveyors, lawyers, artists, teachers, authors, musicians or other recognized professions not able to meet professional home office requirements.
(Ord. 994 § 12.0(part), 1982).

19.09.602 Public utilities.
"Public utilities" means those utilities using underground or overhead transmission lines such as electric, telephone and telegraph, and distribution and collection systems such as water, sanitary sewer, and storm sewer.
(Ord. 1600 § 1(part), 2006).

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19.09.604 Reach.

"Reach" means longitudinal segment of a stream, generally including those floodlands wherein flood stages are primarily and commonly controlled by the same manmade or natural obstructions to flow.

(Ord. 1060 § 10(part), 1985).

19.09.605 Reasonably safe from flooding.

"Reasonably safe from flooding" means base flood waters will not inundate the land or damage structures to be removed from the special flood hazard area and that any subsurface waters related to the base flood will not damage existing or proposed buildings.

(Ord. 1600 § 1(part), 2006: Ord. 1580A § 1(part), 2005).

19.09.608 Regional flood.

"Regional flood" means a flood determined to be representative of large floods known to have generally occurred in Wisconsin and which may be expected to occur on a particular stream because of like physical characteristics. The flood frequency of the regional flood is once in every one hundred years; this means that in any given year, there is a one percent chance that the regional flood may occur or be exceeded. During a typical thirty-year mortgage period, the regional flood has a twenty-six-percent chance of occurrence.

(Ord. 1060 § 10(part), 1985).

19.09.609 Start of construction.

"Start of construction" means the date the building or zoning permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within six months of the permit date. The actual start means either the first placement of permanent construction on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond initial excavation, or the placement of a manufactured or mobile home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling, nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For an alteration, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

(Ord. 1600 § 1(part), 2006).

19.09.610 Story.

"Story" means that portion of a building included between the surface of a floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it. A basement or cellar having one-half or more of its height above grade shall be deemed a story for purposes of height regulation.

(Ord. 994 § 12.0(part), 1982).

19.09.620 Public or semipublic uses.

For purposes of this title, the following uses shall be considered "public and semipublic uses": government office buildings, fire and police stations, public garages, libraries, museums, community

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centers, churches, cemeteries, public and private elementary and secondary schools, colleges and universities, and similar uses not specifically listed but similar in character.
(Ord. 994 § 12.0(part), 1982).

19.09.623 Shielded light fixture.
"Shielded light fixture" means an outdoor lighting fixture which through design is shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected at least fifteen degrees below a horizontal plane running through the lowest point on the fixture where light is emitted. Except for ground and sign mounted light fixtures, that horizontal plane shall be parallel to the surface of the ground.
(Ord. 1452 § 3(part), 2000).

19.09.625 Shorelands.
"Shorelands" are those lands lying within the following distances from the ordinary high water mark of navigable waters: one thousand feet from a lake, pond or flowage; and three hundred feet from a river or stream; or to the landward side of the floodplain, whichever distance is greater. Shorelands shall not include those lands adjacent to farm drainage ditches where (a) such lands are not adjacent to a navigable stream or river; (b) those parts of such drainage ditches adjacent to such lands were not navigable streams before ditching or had no previous stream history; and (c) such lands are maintained in nonstructural agricultural use.
(Ord. 1196 § 1(part), 1990).

19.09.630 Sign.
"Sign" means any words, letters, figures, numerals, phrases, sentences, emblems, devices, designs, pictures, symbols, trade names or trademarks by which anything is made known, and which are used to advertise or promote an individual, firm, association, corporation, profession, business, commodity or product, located outside a structure or incorporated into the structure, and which are visible from any public street or highway ~~on the outside of buildings~~.
(Ord. 994 § 12.0(part), 1982).

19.09.640 Sign, directional.
"Directional sign" means a sign intended solely for the purpose of directing patrons or customers to an establishment off the main-traveled road, and not including promotional advertising unnecessary to such directional purpose.
(Ord. 994 § 12.0(part), 1982).

19.09.650 Sign, nonaccessory.
"Nonaccessory sign" means a sign related to commercial or similar activities other than those actually engaged in on the site on which such nonaccessory sign is located.
(Ord. 994 § 12.0(part), 1982).

19.09.660 Street.
"Street" means a public right-of-way not less than sixty feet wide providing primary access to abutting properties. Existing streets with rights-of-way less than sixty feet shall also be included in this definition.
(Ord. 994 § 12.0(part), 1982).

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19.09.670 Street line.

"Street line" means a dividing line between a lot, tract, or parcel of land and a contiguous street.
(Ord. 994 § 12.0(part), 1982).

19.09.680 Structural alterations.

"Structural alterations" means the erection, strengthening, removal or other change of the supporting elements of a building or structure. Such elements shall include, but shall not be limited to, footings, foundations, bearing walls, columns, beams, girders, joists and decking. The enlargement of an existing building or structure shall be considered a structural alteration for the purpose of this title.
(Ord. 994 § 12.0(part), 1982).

19.09.690 Structure.

"Structure" means any erection or construction, above or below grade, to form a shelter, enclosure, retainer, container, support or decoration, such as, but not limited to, buildings, towers, tanks, masts, poles, booms, signs, sculpture, carports, tents, machinery and equipment (excluding driveways and on-grade parking lots).
(Ord. 994 § 12.0(part), 1982).

19.09.700 Structure, accessory.

"Accessory structure" means a structure or portion of a structure customarily incident to any permitted principal use of such lot and located on the same lot as such principal use.
(Ord. 994 § 12.0(part), 1982).

19.09.710 Structure, permanent.

"Permanent structure" means a structure placed on or in the ground or attached to another structure in a fixed and determined position, and intended to remain in place for a period more than nine months.
(Ord. 994 § 12.0(part), 1982).

19.09.720 Structure, principal.

"Principal structure" means a structure used or intended to be used for the principal use as permitted on such lot by the regulations of the district in which it is located.
(Ord. 994 § 12.0(part), 1982).

19.09.730 Structure, temporary.

"Temporary structure" means any structure other than a permanent structure.
(Ord. 994 § 12.0(part), 1982).

19.09.732 Substantial damage.

"Substantial damage" means damage of any origin sustained by a structure, whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed fifty percent of the equalized assessed value of the structure before the damage occurred.
(Ord. 1600 § 1(part), 2006).

19.09.735 Substantial improvement.

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"Substantial improvement" means any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty percent of the present equalized assessed value of the structure either before the improvement or repair is started or, if the structure has been damaged and is being restored, before the damage occurred. The term does not, however, include either: (a) any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions, or (b) any alteration of a structure or site documented as deserving preservation by the Wisconsin State Historical Society or listed on the National Register of Historic Places. Ordinary maintenance repairs are not considered structural repairs, modifications or additions; such ordinary maintenance repairs include internal and external painting, decorating, paneling, and the replacement of doors, windows and other nonstructural components.
(Ord. 1060 § 10(part), 1985).

19.09.740 Tourist home.
"Tourist home" means a building in which lodging, with or without meals, is offered to transient guests for compensation and having no more than five sleeping rooms for this purpose, with no cooking facilities in any such individual room or apartment.
(Ord. 994 § 12.0(part), 1982).

19.09.750 Townhouse style building.
"Townhouse~~ style building~~" means a building having three or more attached dwelling units with each unit having separate primary ground level access to the outside, each unit has a first floor at ground level, and the units are attached by vertical common walls.~~. Units may be attached either vertically or horizontally.~~
(Ord. 994 § 12.0(part), 1982).

19.09.760 Townhouse style dwelling units.
"Townhouse style dwelling units" means attached single-family dwellings having direct outside access from each unit. Units may be attached either vertically or horizontally.
(Ord. 994 § 12.0(part), 1982).

19.09.765 Traditional Neighborhood Development (TND).
"Traditional Neighborhood Development" means a compact, mixed-use neighborhood where residential, commercial and civic buildings are within close proximity to each other; with interconnected pedestrian and vehicular circulation and public open space systems; and with careful attention to the design, layout, and relationships between different land uses.
(Ord. 1511 § 1(part), 2002).

19.09.770 Trailer camp.
"Trailer camp" means any tract or parcel of land upon which two or more trailers, camp cabins, house cars, or other mobile homes are located, or trailer or camp sites are provided for the purpose of either temporary or permanent habitation.
(Ord. 994 § 12.0(part), 1982).

19.09.775 Unnecessary hardship.
"Unnecessary hardship" is that circumstance where special conditions, which are not self-created, affect a particular property and make strict conformity with the restrictions governing dimensional standards

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(such as lot area, lot width, setbacks, yard requirements, or building height) unnecessarily burdensome or unreasonable in light of the purpose of the ordinance. Unnecessary hardship is present only where, in the absence of a variance, no feasible use can be made of the property.
(Ord. 1196 § 1(part), 1990).

19.09.780 Usable open space.
"Usable open space" means land used for recreation, resource protection, amenity or buffers, is freely accessible to all residents, and is protected by the provisions of this title to ensure that it remains in such uses. Usable open space does not include land occupied by buildings, roads, road right-of-ways or drives, nor does it include the yards of single, two-family or multifamily dwellings used for parking areas.
(Ord. 994 § 12.0(part), 1982).

19.09.790 Use, accessory.
"Accessory use" means a use customarily incident to the permitted principal use of property and on the same lot as the principal permitted use.
(Ord. 994 § 12.0(part), 1982).

19.09.800 Use, legal nonconforming.
"Legal nonconforming use" means a use not in compliance with the regulations of this title, but which existed lawfully in April, 1982.
(Ord. 994 § 12.0(part), 1982).

19.09.810 Use, permitted.
"Permitted use" means that utilization of land by occupancy, activity, building or other structure which is specifically enumerated as permissible by the regulations of the zoning district in which the land is located.
(Ord. 994 § 12.0(part), 1982).

19.09.820 Use, principal.
"Principal use" means the main or primary use of property or structures as permitted on such lot by the regulations of the district in which it is located.
(Ord. 994 § 12.0(part), 1982).

19.09.830 Utilities.
"Utilities" means public and private facilities such as water wells, water and sewage pumping stations, water storage tanks, power and communication transmission lines, electrical power substations, static transformer stations, telephone and telegraph exchanges, microwave radio relays, and gas regulation stations, but not including sewage disposal plants, municipal incinerators, warehouses, shops, and storage yards.
(Ord. 994 § 12.0(part), 1982).

19.09.833 Variance.
"Variance" means an authorization granted by the zoning board of appeals to construct, alter, or use a building or structure in a manner that deviates from the dimensional standards of this title. A variance may not permit the use of a property that is otherwise prohibited by the ordinance codified in this title or allow floodland construction that is not protected to the flood protection elevation.

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(Ord. 1196 § 1(part), 1990).

19.09.834 Vehicle.

"Vehicle" means every device in, upon or by which any person or property is or may be transported or drawn upon a highway, except railroad trains. A snowmobile shall not be considered a vehicle except for purposes made specifically applicable by ordinance.

(Ord. 1364 § 6, 1997).

19.09.835 Violation.

With respect to the floodplain regulations of this chapter, "violation" means the failure of a structure or other development to be fully compliant with the floodplain zoning provisions of this title. A structure or other development without required permits, lowest floor elevation documentation, floodproofing certificates or required floodway encroachment calculations is presumed to be in violation until such time as that documentation is provided.

(Ord. 1600 § 1(part), 2006).

19.09.836 Watershed.

"Watershed" means the entire region contributing runoff or surface water to a watercourse or body of water.

(Ord. 1600 § 1(part), 2006: Ord. 1196 § 1(part), 1990).

19.09.837 Water surface profile.

"Water surface profile" means a graphical representation showing the elevation of the water surface of a watercourse for each position along a reach of river or stream at a certain flood flow. A water surface profile of the regional flood is used in regulating floodplain areas.

(Ord. 1600 § 1(part), 2006: Ord. 1499 § 3(part), 2001).

19.09.838 Well.

"Well" means an excavation opening in the ground made by digging, boring, drilling, driving or other methods, to obtain groundwater regardless of its intended use.

(Ord. 1600 § 1(part), 2006: Ord. 1499 § 3(part), 2001).

19.09.839 Wetland.

"Wetland" means an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has soils indicative of wet conditions.

(Ord. 1600 § 1(part), 2006).

19.09.840 Wireless telecommunications facility.

"Wireless telecommunications facility" means a facility that consists of or includes one or more antennas, antenna arrays, telecommunications towers, microwave relay systems, satellite dish antennas of at least thirty-six inches in diameter, or other similar communications devices used for transmitting, receiving, or relaying radio, microwave, digital, cellular, or other wireless telecommunications signals. For the purposes of this title, wireless telecommunications facilities shall not include conventional, non-wireless telephone poles (unless also serving as an alternative support structure), residential satellite dishes less than thirty-six inches in diameter, residential television antennas, and amateur radio facilities.

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(Ord. 1600 § 1(part), 2006: Ord. 994 § 12.0(part), 1982).

19.09.841 Wireless telecommunications support facility.

"Wireless telecommunications support facility" means any and all ancillary structures, mechanicals, shelters, devices, or equipment, other than attached antennas, that are incidental or accessory to the operation of a wireless telecommunications facility.

(Ord. 1600 § 1(part), 2006).

19.09.845 Yard.

"Yard" means the space on the same lot with a principal structure, between such structure and the street line and the lot lines, unoccupied and unobstructed from the ground upward except for vegetation, and with the exception of allowed accessory structures.

(Ord. 1600 § 1(part), 2006).

19.09.850 Yard, rear.

"Rear yard" means a yard extending across the full width of the lot, the depth of which shall be the minimum horizontal distance between the rear lot line and a line parallel thereto through the nearest point of the principal structure.

(Ord. 994 § 12.0(part), 1982).

19.09.860 Yard, shore.

"Shore yard" means a yard extending across the full width or depth of a lot, the depth of which shall be the minimum horizontal distance between a line intersecting both side lots at the same angle and containing the point of the high-water elevation of a pond, stream or lake nearest the principal structure and a line parallel thereto containing the point of the principal structure nearest the high-water line.

(Ord. 994 § 12.0(part), 1982).

19.09.870 Yard, side.

"Side yard" means a yard extending from the street yard to the rear yard of the lot, the width of which shall be the minimum horizontal distance between the side lot line and a line parallel thereto through the nearest point of the principal structure.

(Ord. 994 § 12.0(part), 1982).

19.09.880 Yard, street (front yard).

"Street yard (front yard)" means a yard extending across the full width of the lot, the depth of which shall be the minimum horizontal distance between the existing or proposed street or highway line and a line parallel thereto through the nearest point of the principal structure. Corner lots shall have two such yards.

(Ord. 994 § 12.0(part), 1982).

Title 19 ZONING*

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Chapter 19.12 ZONING DISTRICTS

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Sections:

19.12.010 Districts--Established.
19.12.020 Districts--Boundaries.
19.12.030 Vacation of streets and alleys.
19.12.040 Annexations and consolidations.
19.12.050 Zoning map.

19.12.010 Districts--Established.

For the purpose of this title, the city is divided into the following zoning districts:

TABLE INSET[LW2]:

R-1	One-family residence district
R-2	One and two-family residence district
R-2A	Residential occupancy overlay district
R-3	Multifamily residence district
R-3A	University residential density west overlay district
R-3B	University residential density south overlay district
R-4	Mobile home district
R-O	Non-Family Residential Restriction Overlay District
B-1	General business district
B-1A	University mixed-use neighborhood overlay district
B-2	Central business district
B-2A	Downtown housing overlay district
B-3	Commercial service and light manufacturing district
M-1	General manufacturing district
~~PCD~~PD	Planned community development district
AT	Agricultural transition district
I	Institutional district
C-1	Shoreland wetland district
C-2	Nonshoreland wetland district
FW	Floodway district
FWW	Floodway/wetland district
FFO	Floodplain fringe overlay district.

(Ord. 1196 § 1(part), 1990).

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19.12.020 Districts--Boundaries.

A. Boundaries of all districts shall be as shown on the map entitled "Zoning Map, City of Whitewater, Wisconsin," which accompanies and is a part of the ordinance codified in this title. The district boundaries in all districts, except the C-1 shoreland wetland district, the C-2 nonshoreland wetland district, FW floodway district, the FWW floodway/wetland district, and the FFO floodplain fringe overlay district, shall be construed to follow: corporate limits; U.S. Public Land Survey lines; lot or property lines; centerlines of streets, highways, alleys, easements, and railroad rights-of-way or such lines extended.

B. Boundaries of the FW floodway district shall be determined by use of the scale contained on the map. The boundaries of the FFO floodplain fringe overlay district shall be determined by the floodland limits shown on the map entitled, "Flood Hazard Investigation--Whitewater Creek, Spring Brook-City of Whitewater," dated May 1979, which accompanies and is made a part of the ordinance codified in this title. The flood stages, under floodway conditions, contained in the Flood Hazard Investigation map were developed from technical data contained in the "Flood Insurance Study--City of Whitewater, Walworth County, Wisconsin," published by the Federal Emergency Management Agency (FEMA) and dated December 1, 1981. The information contained in the flood insurance study is further illustrated in FEMA "Floodway and Flood Boundary Map" and "Flood Insurance Rate Map," both maps dated June 1, 1982. Where a conflict exists between the floodland limits as shown on the flood hazard investigation map and actual field conditions, the elevations from the one hundred year recurrence interval flood profile shall be the governing factor in locating the regulatory floodland limits.

C. Boundaries of the C-1 shoreland wetland district, the C-2 nonshoreland wetland district, and the FWW floodway/wetland district are based on the Wisconsin Wetland Inventory Maps for the City of Whitewater, dated July 2, 1987, and stamped "FINAL." The C-1 district includes all shoreland wetlands, five acres or greater in area shown on those maps.

(Ord. 1196 § 1(part), 1990).

19.12.030 Vacation of streets and alleys.

Vacation of public streets and alleys shall cause the land vacated to be automatically placed in the same district as the abutting side to which the vacated land reverts.

(Ord. 994 § 3.3, 1982).

19.12.040 Annexations and consolidations.

A. Annexations to or consolidations with the city subsequent to June 24, 1982, the effective date of the ordinance codified in this title shall be placed in the AT agricultural transition district, unless the annexation ordinance temporarily places the land in another district. Within one year, the city plan commission shall evaluate and recommend a permanent classification to the common council.

B. Annexations containing floodlands and shorelands shall be governed in the following manner:

1. Annexations containing floodlands shall be governed by the provisions of the Walworth County floodplain zoning ordinance until such time that the Wisconsin Department of Natural Resources (DNR) certifies that amendments to the City of Whitewater zoning ordinance meet the requirements of Chapter NR 116 of the Wisconsin Administrative Code.

2. Annexations containing shorelands. Pursuant to Section 59.971(7) of the Wisconsin Statutes, any annexation of land after May 7, 1982, which lies within shorelands, as defined in this title, shall be governed by the provisions of the Walworth County shoreland zoning ordinance until such time that the City of Whitewater adopts an ordinance which is at least as restrictive as the Walworth County shoreland zoning ordinance. Said regulations shall be administered and enforced by the City of Whitewater building inspector.

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(Ord. 1196 § 1(part), 1990).

19.12.050 Zoning map.

A certified copy of the zoning map shall be adopted and approved with the text as part of this title, and shall bear upon its face the attestation of the city manager and city clerk and shall be available to the public in the office of the city clerk. Changes thereafter to the districts shall be entered and attested on this certified copy.
(Ord. 994 § 3.5, 1982).

Chapter 19.15 R-1 ONE-FAMILY RESIDENCE DISTRICT

Sections:

19.15.010 Purpose.
19.15.020 Permitted uses.
19.15.030 Conditional uses.
19.15.040 Lot area.
19.15.050 Lot width.
19.15.060 Yards.
~~19.15.065 Parking~~
19.15.070 Coverage.
19.15.080 Building height.
19.15.090 Park fees.

19.15.010 Purpose.

The R-1 one-family residence district is established to stabilize and protect the essential characteristics of low-density residential areas. A non-family household in R-1 shall be limited to three unrelated persons.
(Ord. 994 § 3.6(part), 1982).

19.15.020 Permitted uses.

Permitted uses in the R-1 district include:
A. One-family detached dwellings;
B. The second or greater wireless telecommunications facility located on an alternative support structure already supporting a wireless telecommunications facility or on a pre-existing wireless telecommunications facility, with wireless telecommunications support facilities allowed as permitted accessory uses, all per the requirements of Chapter 19.55.
(Ord. 1499 § 4, 2001; 1149 § 1, 1988; Ord. 994 § 3.6(A), 1982).

19.15.030 Conditional uses.

Conditional uses in the R-1 district include:
A. Public and semipublic uses, to include public and private schools; churches and religious institutions; government facilities; active recreational parks; museums, hospitals, public transportation terminals, and similar uses;
B. Planned residential developments such as townhouses, condominiums and cluster housing. In order to allow increasing the intensity of use, the plan commission may allow as a conditional use the following variations from the district requirements:
1. In an approved planned residential development, each dwelling structure need not have an individual lot or parcel having the requisite size and dimensions normally required in the districts.

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However, the size and the entire development parcel divided by the number of dwellings shall be equal to or larger than the minimum lot area for the district where the site is located,

2. The yard requirements between buildings shall be fixed by the plan commission. Building setbacks from the perimeter of the site shall comply with the front yard, rear yard and side yard requirements of the district,

3. Private streets may be approved to serve uses within the site, provided that the site proposed for P~~R~~D has frontage on a public street;

C. Home occupations/professional home offices. (Subject to issuance of zoning permit.)

D. The first wireless telecommunications facility located on an alternative support structure only, per the requirements of Chapter 19.55.

E. Real estate sales offices, subject to the following requirements:

1. May only be placed within a major subdivision with twenty or more lots;

2. Shall occupy a maximum of one building within any major subdivision;

3. Shall be a temporary use to be removed or converted to a permitted use in the district no later than ninety days from the date when ninety percent of the lots or units within the subdivision or development are initially sold or leased, or five years from the date of initial establishment of the use, whichever comes first;

4. Before a building permit is issued, a deposit or other financial guarantee with a value of not less than two thousand dollars shall be required, with such deposit or guarantee released by the city once the sales office is removed or converted to a permitted use in the district;

5. Shall not exceed seven hundred fifty square feet in floor area devoted to the sales office and related uses open to the public;

6. Shall be compatible in character, materials, placement, and design with other existing and planned buildings within the subdivision;

7. Signage shall be in accordance with standards for conditional uses in the district, per Section 19.54.052 of this title.

F. Bed and breakfast establishments.

G. Keeping of horses, subject to the standards in Section 19.57.160 of this title.

(Ord. 1589A § 1, 2005; Ord. 1580A § 2, 2005; Ord. 1499 § 5, 2001; Ord. 1149 § 5, 1988; Ord. 1082 § 5, 1986; Ord. 994 § 3.6(B), 1982).

19.15.040 Lot area.

Minimum lot area in the R-1 district is ten thousand square feet.

(Ord. 1174 § 1, 1990: Ord. 994 § 3.6(C), 1982).

19.15.050 Lot width.

Minimum lot width in the R-1 district is eighty feet.

(Ord. 994 § 3.6(D), 1982).

19.15.060 Yards.

Minimum yard requirements in the R-1 district are as follows:

A. Front, twenty-five feet; (not more than 50% of the front yard may be a paved surface)

B. Side, ten feet, corner lot, twenty-five feet;

C. Rear, thirty feet;

D. Shore, seventy-five feet.

(Ord. 994 § 3.6(E), 1982).

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~~**19.15.065 Parking**~~

~~Parking spaces permitted for units with R-1 zoning shall be limited to the total number of occupants within the housing unit, with a maximum of three vehicles parked in any combination of the front and side yards. Driveway areas cannot exceed 24' in width. This maximum width is, inclusive of any outdoor parking areas served by the driveway. Any width in excess of 12' feet will be counted towards allowable parking areas with an allowance of 200 square feet for each parking space. For example, a driveway 20' wide and 100 feet long would be considered to include 800 square feet (100x8) of parking area which would be sufficient for 4 parking spaces. A fifth space would be allowed an additional 200 square feet in addition to the driveway area.~~

19.15.070 Coverage.

Maximum lot coverage in the R-1 district is thirty percent.
(Ord. 994 § 3.6(F), 1982).

19.15.080 Building height.

Maximum building height in the R-1 district is two and one-half stories or thirty-five feet.
(Ord. 994 § 3.6(G), 1982).

19.15.090 Park fees.

All residential development shall be subject to a park acquisition fee of two hundred fourteen dollars per dwelling unit and a park improvement fee of five hundred five dollars per dwelling unit, payable before a building permit is issued. The amount of these fees may be reduced by any fee amount previously paid or credited at the time of subdivision. The park acquisition fee may also be reduced if sufficient land area was provided for park purposes at the time of subdivision, based on the calculations in section 18.04.030(a)(1) of the Whitewater Municipal Code. The fee amounts shall be adjusted during the first quarter of each year by a percentage equal to the rate of consumer inflation based on the percent of yearly change for the previous year for the Milwaukee metropolitan area, as reported by the U.S. Department of Labor, Bureau of Labor Statistics.
(Ord. 1481 § 1, 2001).

Chapter 19.16 R-1X DISTRICT

Sections:

19.16.010 R-1 district provisions--Applicability.
19.16.020 Lot area.
19.16.021 Maximum lot coverage.
19.16.030 Lot width.
19.16.040 Yards.
~~19.16.040 Parking~~
19.16.050 Park fees.

19.16.010 R-1 district provisions--Applicability.

All of the provisions of the R-1 district not in conflict with the requirements of this chapter shall apply in the R-1X district.
(Ord. 1174 § 2(part), 1990).

19.16.020 Lot area.

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Minimum lot area in the R-1X district is twelve thousand square feet.
(Ord. 1174 § 2(part), 1990).

19.16.021 Maximum lot coverage.

Maximum lot coverage by buildings in the R-1X district shall be twenty percent.
(Ord. 1364 § 7, 1997).

19.16.030 Lot width.

Minimum lot width in the R-1X district is one hundred feet.
(Ord. 1174 § 2(part), 1990).

19.16.040 Yards.

Minimum yard requirements in the R-1X district are:

A. Front, thirty feet; (not more than 50% of the front yard may be a paved surface)
B. Side, fifteen feet; corner lot, thirty feet;
C. Rear, thirty feet;
D. Shore, seventy-five feet.

(Ord. 1174 § 2(part), 1990).

~~**19.16.045 Parking**~~

~~Parking spaces permitted for units with R-1X zoning shall be limited to the total number of occupants within the housing unit, with a maximum of three vehicles parked in any combination of the front and side yards. Driveway areas cannot exceed 24' in width. This maximum width is, inclusive of any outdoor parking areas served by the driveway. Any width in excess of 12' feet will be counted towards allowable parking areas with an allowance of 200 square feet for each parking space. For example, a driveway 20' wide and 100 feet long would be considered to include 800 square feet (100x8) of parking area which would be sufficient for 4 parking spaces. A fifth space would be allowed an additional 200 square feet in addition to the driveway area.~~

19.16.050 Park fees.

All residential development shall be subject to a park acquisition fee of two hundred fourteen dollars per dwelling unit and a park improvement fee of five hundred five dollars per dwelling unit, payable before a building permit is issued. The amount of these fees may be reduced by any fee amount previously paid or credited at the time of subdivision. The park acquisition fee may also be reduced if sufficient land area was provided for park purposes at the time of subdivision, based on the calculations in section 18.04.030(a)(1) of the Whitewater Municipal Code. The fee amounts shall be adjusted during the first quarter of each year by a percentage equal to the rate of consumer inflation based on the percent of yearly change for the previous year for the Milwaukee metropolitan area, as reported by the U.S. Department of Labor, Bureau of Labor Statistics.
(Ord. 1481 § 2, 2001).

Chapter 19.18 R-2 ONE- AND TWO-FAMILY RESIDENCE DISTRICT

Sections:

19.18.010 Purpose.
19.18.020 Permitted uses.
19.18.030 Conditional uses.

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19.18.040 Lot area.
19.18.050 Lot width.
19.18.060 Yard requirements.
~~19.18.065 Parking~~
19.18.070 Lot coverage.
19.18.080 Building height.
19.18.090 Park fees.

19.18.010 Purpose.

The R-2 two-family residence district is established to provide medium-density residential areas. A non-family household in R-2 shall be limited to three unrelated persons.
(Ord. 994 § 3.7(part), 1982).

19.18.020 Permitted uses.

Permitted uses in the R-2 district include:

A. One-family detached dwellings;

B. Two-family attached dwellings;

C. Home occupations/professional home offices for non-retail goods and services (defined in this district as businesses that do not require customer access);

D. The second or greater wireless telecommunications facility located on an alternative support structure already supporting a wireless telecommunications facility or on a pre-existing wireless telecommunications facility, with wireless telecommunications support facilities allowed as permitted accessory uses, all per the requirements of Chapter 19.55.

(Ord. 1499 § 6, 2001; Ord. 1174 § 3(A), 1990; Ord. 1149 § 2, 1988; Ord. 994 § 3.7(A), 1982).

19.18.030 Conditional uses.

Conditional uses in the R-2 district include:

A. Attached townhouse ~~and condominium)~~ dwellings, up to four units per building: minimum lot area requirements for such uses shall be regulated by Chapter 19.21;

B. Two-family attached dwellings (new construction only);

C. Planned residential developments (See Section 19.15.030);

D. Public and semipublic uses;

E. Home occupations/professional home offices for retail goods and services (defined in this district as businesses requiring customer access), conditions for hours of operation and parking[LMB3];

F. The first wireless telecommunications facility located on an alternative support structure only, per the requirements of Chapter 19.55;

G. Real estate sales offices, subject to the following requirements:

1. May only be placed within a major subdivision with twenty or more lots or a multiple-family residential development with forty or more dwelling units,

2. Shall occupy a maximum of one building within any major subdivision, or one unit within any multiple-family residential development,

3. Shall be a temporary use to be removed or converted to a permitted use in the district no later than ninety days from the date when ninety percent of the lots or units within the subdivision or development are initially sold or leased, or five years from the date of initial establishment of the use, whichever comes first,

4. Before a building permit is issued, a deposit or other financial guarantee with a value of not less than two thousand dollars shall be required, with such deposit or guarantee released by the city once the sales office is removed or converted to a permitted use in the district,

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5. Shall not exceed seven hundred fifty square feet in floor area devoted to the sales office and related uses open to the public,

6. Shall be compatible in character, materials, placement, and design with other existing and planned buildings within the subdivision or development,

7. Signage shall be in accordance with standards for conditional uses in the district, per Section 19.54.052 of this title;

H. Bed and breakfast establishments;

I. Keeping of horses, subject to the standards in Section 19.57.160 of this title.

(Ord. 1589A § 2, 2005; Ord. 1580A § 3, 2005; Ord. 1499 § 7, 2001; Ord. 1299 § 1, 1994; Ord. 1174 § 3(B), 1990; Ord. 1149 § 6, 1988; Ord. 1082 § 6, 1986; Ord. 994 § 3.7(b), 1982).

19.18.040 Lot area.

Minimum lot area in the R-2 district is:

A. Eight thousand square feet for single-family;

B. Twelve thousand square feet for two-family.

(Ord. 1174 § 3(C), 1990: Ord. 994 § 3.7(C), 1982).

19.18.050 Lot width.

Minimum lot width in the R-2 district is:

A. Sixty-six feet for all lots of record at the time of adoption of the ordinance codified in this section;

B. Seventy feet for all new single-family development after the adoption of the ordinance codified in this section;

C. One hundred feet for all duplexes developed after the adoption of the ordinance codified in this section.

(Ord. 1174 § 3(D), 1990: Ord. 994 § 3.7(D), 1982).

19.18.060 Yard requirements.

Minimum yard requirements in the R-2 district are:

A. Front, twenty-five feet; (not more than 50% of the front yard may be a paved surface)

B. Side, ten feet for one family, fifteen feet for two family and multifamily; corner lots, twenty-five feet;

C. Rear, thirty feet;

D. Shore, seventy-five feet;

E. For all structures larger than a one-family dwelling unit, the building setback standards established in the R-3 multifamily residence district shall apply.

(Ord. 1174 § 3E, 1990: Ord. 994 § 3.7(E), 1982).

~~**19.18.065 Parking**~~

~~Parking spaces permitted for units with R-2 zoning shall be limited to the total number of occupants within the housing unit, with a maximum of six vehicles parked in any combination of the front and side yards. Driveway areas cannot exceed 24' in width. This maximum width is inclusive of any outdoor parking areas served by the driveway as follows: any width in excess of 12' feet will be counted towards allowable parking areas with an allowance of 200 square feet for each parking space. For example, a driveway 20' wide and 100 feet long would be considered to include 800 square feet (100x8) of parking area which would be sufficient for 4 parking spaces. If a fifth space is allowed for the units, an additional 200 square feet of parking area could be developed in addition to the driveway area.~~

19.18.070 Lot coverage.

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Maximum lot coverage in the R-2 district is thirty percent.
(Ord. 994 § 3.7(F), 1982).

19.18.080 Building height.

Maximum building height in the R-2 district is thirty-five feet, or two and one-half stories.
(Ord. 994 § 3.7(G), 1982).

19.18.090 Park fees.

All residential development shall be subject to a park acquisition fee of two hundred fourteen dollars per dwelling unit and a park improvement fee of five hundred five dollars per dwelling unit, payable before a building permit is issued. The amount of these fees may be reduced by any fee amount previously paid or credited at the time of subdivision. The park acquisition fee may also be reduced if sufficient land area was provided for park purposes at the time of subdivision, based on the calculations in section 18.04.030(a)(1) of the Whitewater Municipal Code. The fee amounts shall be adjusted during the first quarter of each year by a percentage equal to the rate of consumer inflation based on the percent of yearly change for the previous year for the Milwaukee metropolitan area, as reported by the U.S. Department of Labor, Bureau of Labor Statistics.
(Ord. 1481 § 3, 2001: Ord. 1174 § 3F, 1990).

Chapter 19.19 R-2A Residential Occupancy Overlay District

Sections:

19.19.010 Purpose and intent.
19.19.015 Relationship to underlying zoning district classification
19.19.020 Overlay district application.
19.19.030 Non-family residential overlay district permissions and conditions.
~~19.19.040 Parking.~~
19.19.050 Exceptions.

19.19.010 Purpose and intent.

The purpose and intent of the residential occupancy overlay district is to allow increased occupancy in a focused area near campus where housing structures can accommodate the occupancy based on number of original bedrooms.

19.19.015 Relationship to underlying zoning district classification.

Requirements for permitted uses, conditional uses, lot area, lot width, yards, lot coverage, building height, signage, and park fees remain the same as the underlying zoning district to which the overlay zoning is applied unless specifically described in this overlay district.

19.19.020 Overlay zoning district application.

Applicants must apply for a zoning map district change within the Overlay Map Permission Area for the R-2A designation. ~~Within the R-2A overlay district, three unrelated individuals will be permitted without additional conditions. Additional conditions are required for four to five unrelated individuals. To the extent there is a conflict between the restrictions or requirements associated with the district, the requirements that most restrictively limit the use of the site shall apply.~~ No party other than the owner of the ~~propert~~property, City Manager or Common Council~~y~~ may apply for the R-2A residential occupancy overlay zoning. Permission will require conformance with the requirements established for the duties of

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the Zoning Administrator ~~or Neighborhood Services Manager~~ (section 19.75.061) Applications may also require a conditional use permit.

19.19.030 Residential occupancy overlay district permitted and conditional uses.

Three unrelated occupants are a permitted use in the R-2A overlay district with no ~~additional restrictions or~~ conditional use permit required. A conditional use permit is required for four or five unrelated individuals. The conditional use permit shall take into consideration, among other issues, the size of the building and the original character of the building when bedrooms are being added as part of an internal remodeling or external addition. ~~Permission for more than twothree unrelated individuals, but no~~ Occupancy by more than~~more than~~ five unrelated individuals requires both a conditional use permit and conformance with the requirements established for the duties of the Zoning Administrator~~r~~ ~~or Neighborhood Services Manager~~ (section 19.75.061

~~**19.19.040 Parking**~~

~~Parking spaces permitted for units with the R-2A overlay zoning shall be limited to the total number of occupants within the housing unit, with a maximum of five vehicles parked in any combination of the front and side yards. This maximum width is inclusive of any outdoor parking areas served by the driveway as follows: any width in excess of 12' feet will be counted towards allowable parking areas with an allowance of 200 square feet for each parking space. For example, a driveway 20' wide and 100 feet long would be considered to include 800 square feet (100x8) of parking area which would be sufficient for 4 parking spaces. If a fifth space is allowed for the units, an additional 200 square feet of parking area could be developed in addition to the driveway area.~~

19.19.050 Exceptions.

The limitations in this district overlay for maximum occupancy and parking shall not apply to community living arrangements allowed by federal and state law (such as foster homes and adult family homes for the disabled) and those allowed under Wis. Stats. § 62.23.
(Ord. No. 1788A, § 1, 6-1-2010)

~~ALTERNATIVE Chapter 19.19 R-2A Residential Occupancy Overlay District~~
~~Sections:~~
~~19.19.010 Purpose and intent.~~
~~19.19.015 Relationship to underlying zoning district classification.~~
~~19.19.020 Overlay zoning district application.~~

~~19.19.010 Purpose and intent.~~
~~The purpose and intent of the residential occupancy overlay district is to allow increased occupancy in a focused area near campus where housing structures can accommodate the occupancy based on number of original bedrooms.~~

~~19.19.015 Relationship to underlying zoning district classification.~~

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~~Requirements for permitted uses, conditional uses, lot area, lot width, yards, lot coverage, building height, signage, and park fees remain the same as the underlying zoning district to which the overlay zoning is applied unless specifically described in this overlay district.~~

~~19.19.020 Overlay zoning district application.~~
~~Applicants must apply for a zoning map district change within the Overlay Map Permission Area for the R-2A designation. No party other than the owner of the property may apply for the R-2A residential occupancy overlay zoning. Permission requires conformance to the City's RENTAL PERMIT PROGRAM requirements as administered by the Zoning Administrator or Neighborhood Services Manager (section 19.75.061). These requirements address concerns regarding the number of original occupiable bedrooms, relationship to neighboring properties and uses, and conditions intended to limit nuisances and achieve a more harmonious neighborhood.~~

Chapter 19.21 R-3 MULTIFAMILY RESIDENCE DISTRICT

Sections:

19.21.010 Purpose.
19.21.020 Permitted uses.
19.21.030 Conditional uses.
19.21.040 Lot area.
19.21.050 Lot width.
19.21.060 Yard Requirements.
~~19.21.065 Parking~~
19.21.070 Lot coverage.
19.21.080 Building height.
19.21.090 Park fees.

19.21.010 Purpose.

The R-3 multifamily residence district is established to provide high-density residential areas, and to allow mixing of certain compatible land uses. A non-family household in R-3 shall be limited to five unrelated persons.
(Ord. 994 § 3.8(part), 1982).

19.21.020 Permitted uses.

Permitted uses in the R-3 district include:

A. One-family detached dwellings;

B. Two-family attached dwellings (new construction);

C. Multi-family dwellings and ~~A~~attached dwellings, up to four units per building. Minimum lot area requirements for such uses shall be regulated by Chapter 19.21. "Attached dwelling" means a one-family dwelling attached to two or more one-family dwellings by common vertical walls;

D. Home occupations/professional home offices for non-retail (goods and services for businesses that do not require customer access);

E~~D~~. The second or greater wireless telecommunications facility located on an alternative support structure already supporting a wireless telecommunications facility or on a pre-existing wireless telecommunications facility, with wireless telecommunications support facilities allowed as permitted accessory uses, all per the requirements of Chapter 19.55.

(Ord. 1499 § 8, 2001; 1174 § 4A, 1990: Ord. 1149 § 3, 1988; Ord. 994 § 3.8(A), 1982).

19.21.030 Conditional uses.

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Conditional uses in the R-3 district include:

A. Professional business offices in a building where the principal use is residential;

B. Multifamily dwellings and attached dwellings, over four units, new construction only;

C. Walk-in type retail trade (food stores, bookstores, gift shops, galleries, beauty shops and similar uses) located in a building where the principal use is residential and fronts on an arterial street; (Conditional use approval under this provision shall be granted for a specified use. Any subsequent change in use or expansion shall require additional conditional use approval.)

D. Fraternity or sorority houses and group lodging facilities;

E. Any building over ~~three stories or~~ forty feet;

F. Planned residential developments (see Section 19.15.030);

G. Conversions of existing structures resulting in more than four dwelling units; and conversion of existing units with less than 5 bedrooms to 5 or more bedrooms.

H. Public and semipublic uses;

I. Home occupations/professional home office for retail goods and services (businesses requiring customer access), ~~in one and two-family dwellings~~ conditions for hours of operation and parking;[LMB4]~~;~~

J. Bed and breakfast establishments;

K. The first wireless telecommunications facility located on an alternative support structure only, per the requirements of Chapter 19.55;

L. Real estate sales offices, subject to the following requirements:

1. May only be placed within a major subdivision with twenty or more lots or a multiple-family residential development with forty or more dwelling units,

2. Shall occupy a maximum of one building within any major subdivision, or one unit within any multiple-family residential development,

3. Shall be a temporary use to be removed or converted to a permitted use in the district no later than ninety days from the date when ninety percent of the lots or units within the subdivision or development are initially sold or leased, or five years from the date of initial establishment of the use, whichever comes first,

4. Before a building permit is issued, a deposit or other financial guarantee with a value of not less than two thousand dollars shall be required, with such deposit or guarantee released by the city once the sales office is removed or converted to a permitted use in the district,

5. Shall not exceed seven hundred fifty square feet in floor area devoted to the sales office and related uses open to the public,

6. Shall be compatible in character, materials, placement, and design with other existing and planned buildings within the subdivision or development,

7. Signage shall be in accordance with standards for conditional uses in the district, per Section 19.54.052 of this title.

(Ord. 1668A § 2, 2007; Ord. 1580A §§ 4, 5, 2005; Ord. 1499 § 9, 2001; Ord. 1174 § 4B, 1990; Ord. 1149 § 7, 1988; Ord. 994 § 3.8(B), 1982).

19.21.040 Lot area.

A. Minimum lot area in the R-3 district is as follows:

TABLE INSET:

1. One-family	8,000 square feet;
2. Two-family	12,000 square feet;
3. Multifamily	15,000 square feet;

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Provided, however, that minimum parcel sizes for multifamily dwellings and group lodging facilities may be increased if the following ratios indicate a larger parcel size.

B. Ratios to determine minimum parcel size, (to be used if operation of the table indicates parcel size in excess of twelve thousand square feet):

TABLE INSET:

Type of Unit	Square Feet
Efficiency	2,000
One-bedroom	2,500
Two-bedroom	3,000
Three-bedroom and over	3,500 plus 300 additional square feet for each bedroom over three

C. Minimum lot area for group lodging facilities will be set in conditional use review.

(Ord. 1174 § 4C, 1990; Ord. 994 § 3.8(C), 1982).

19.21.050 Lot width.

Minimum lot width in the R-3 district is:

A. One-family and two-family dwellings, sixty-six feet for all improved lots existing at the time of adoption of the ordinance codified in this section;

B. One family, sixty-six feet for all new single-family dwellings constructed after the adoption of the ordinance codified in this section;

C. Two-family, eighty-feet for all newly constructed two-family dwellings;

D. Multifamily dwellings, one hundred feet.

(Ord. 1174 § 4D, 1990: Ord. 994 § 3.8(D), 1982).

19.21.060 Yard Requirements.

A. Front, thirty feet first floor; (not more than 50% of the front yard may be a paved surface)

B. Side, fifteen feet; corner lots twenty-five feet;

C. Rear, thirty feet;

D. Shore, seventy-five feet;

E~~. Modifications to Minimum Required Yards. All structures within the R-3 district will be further required to comply with the sky exposure plane setback requirements (see graph attached to the ordinance codified in this section).~~

(Ord. 1174 § 4E, 1990: Ord. 994 § 3.8(E), 1982).

~~**19.21.065 Parking**~~

~~Parking spaces permitted for units with R-3 zoning shall be limited to the total number of occupants within the housing unit, with a maximum of five vehicles parked in combination in the front and side yards. This maximum width is inclusive of any outdoor parking areas served by the driveway as follows: any width in excess of 12' feet will be counted towards allowable parking areas with an allowance of 200 square feet for each parking space. For example, a driveway 20' wide and 100 feet long would be~~

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~~considered to include 800 square feet (100x8) of parking area which would be sufficient for 4 parking spaces. If a fifth space is allowed for the units, an additional 200 square feet of parking area could be developed in addition to the driveway area.~~

19.21.070 Lot coverage.

A. Three hundred fifty square feet of usable open space shall be required for each dwelling unit for structures with two or more units.

B. Usable Open Space. Usable open space is that part of the ground level of a zoning lot, other than in a required front or corner side yard, which is unoccupied by driveways, drive aisles, service drives, off-street parking spaces and/or loading berths and is unobstructed to the sky. This space of minimum prescribed dimension shall be available to all occupants of the building and shall be usable for greenery, drying yards, recreational space, gardening and other leisure activities normally carried on outdoors. Where and to the extent prescribed in these regulations, balconies and roof areas, designed and improved for outdoor activities, may also be considered as usable open space. The usable open space shall be planned as an assemblage or singularly designed area that maximizes the size for open space usage. The only exception to this standard is where the required open space is designed to be a part of the individual living units in the form of patios or decks.

(Ord. 1174 § 4F, 1990: Ord. 994 § 3.8(F), 1982).

19.21.080 Building height.

Maximum building height in the R-3 district is forty-five feet~~ or four stories~~.

(Ord. 994 § 3.8(G), 1982).

19.21.090 Park fees.

All residential development shall be subject to a park acquisition fee of two hundred fourteen dollars per dwelling unit and a park improvement fee of five hundred five dollars per dwelling unit, payable before a building permit is issued. The amount of these fees may be reduced by any fee amount previously paid or credited at the time of subdivision. The park acquisition fee may also be reduced if sufficient land area was provided for park purposes at the time of subdivision, based on the calculations in section 18.04.030(a)(1) of the Whitewater Municipal Code. The fee amounts shall be adjusted during the first quarter of each year by a percentage equal to the rate of consumer inflation based on the percent of yearly change for the previous year for the Milwaukee metropolitan area, as reported by the U.S. Department of Labor, Bureau of Labor Statistics.

(Ord. 1481 § 4, 2001: Ord. 1174 § 4G, 1990).

Chapter 19.22 R-3A University Residential Density West Overlay District

Sections:

19.22.010 Purpose and intent.
19.22.020 Overlay district application.
19.22.030 Non-family residential overlay district permissions and conditions.

~~19.22.040 Parking.~~
19.22.040 Lot area
19.22.050 Exceptions.

19.22.010 Purpose and intent.

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The purpose and intent of the university residential density west overlay district is to allow increased density for new housing in a focused area near campus, and therefore reduce the impact of student housing on lower density neighborhoods. In addition, long term use of such buildings for non-student housing is also a significant issue and, consequently, some conditions have been established to facilitate use of the units for families.

19.22.015 Relationship to underlying zoning district classification.

Requirements for permitted uses, conditional uses, lot width, yards, lot coverage, building height, signage, and park fees remain the same as the underlying zoning district to which the overlay zoning is applied unless specifically described in this overlay district.

19.22.020 Overlay district application.

Applicants must apply for a zoning map district change within the Overlay Map Permission Area for the R-3A designation. To the extent there is a conflict between the restrictions or requirements associated with the district, the requirements that most restrictively limit the use of the site shall apply. No party other than the owner of the property may apply for the R-3A university residential density west overlay zoning. Permission will require conformance with the requirements established for the duties of the Zoning Administrator~~ or Neighborhood Services Manager~~ (section 19.75.061) Applications may also require a conditional use permit.

19.22.030 University residential density west overlay district permitted and conditional uses.

Within this district, a multifamily building with up to sixteen units is a permitted use for new construction. ~~Units shall be limited to no more than four bedrooms and have a minimum of two bathrooms.~~ More than 16 units per building and up to 32 units per building may be requested as a conditional use. Among other issues, conditional use permits should consider long term impacts of the proposal on the surrounding area. More than 32 units per building are not allowed in the district but may be considered as part of a PD district. Architectural quality shall be subject to the architectural review of the plan and architectural commission and include ~~application~~consideration of any ~~architectural standards~~design and planning criteria as established by the City, for buildings in this zoning district.~~.~~

~~**19.22.040 Parking**~~

~~Parking spaces permitted for units with the R-3A overlay zoning shall be a maximum of four spaces per unit or one space per bedroom, whichever is less. Parking shall be underground or covered in the rear yard except as part of the driveway. Driveway areas cannot exceed 24' in width and may include surface parking within the driveway. This maximum width is inclusive of any outdoor parking areas served by the driveway as follows: any width in excess of 12' feet will be counted towards allowable parking areas with an allowance of 200 square feet for each parking space. For example, a driveway 20' wide and 100 feet long would be considered to include 800 square feet (100x8) of parking area which would be sufficient for 4 parking spaces. If a fifth space is allowed for the units, an additional 200 square feet of parking area could be developed in addition to the driveway area.~~

19.22.040 Lot area.

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The minimum lot area in the R-3A district is the same as R-3. The minimum parcel sizes for multifamily dwellings and group lodging facilities may be increased if the following ratios indicate a larger parcel size. The ratios to determine minimum parcel size, (to be used if operation of the table indicates parcel size in excess of twelve thousand square feet) shall be the same as indicated in R-3 except that the number of square feet shall be reduced by 50% for each type of unit.

19.22.050 Exceptions.

This limitation shall not apply to community living arrangements allowed by federal and state law (such as foster homes and adult family homes for the disabled) and those allowed under Wis. Stats. § 62.23. (Ord. No. 1788A, § 1, 6-1-2010)

Chapter 19.23 R-3B University Residential Density East Overlay District

Sections:

19.22.010 Purpose and intent.
19.22.020 Overlay district application.
19.22.030 Non-family residential overlay district permissions and conditions.
19.22.040 Lot Area.
19.22.050 Exceptions.

19.23.010 Purpose and intent.

The purpose and intent of the university residential density east overlay district is to allow increased density for new housing in a focused area near campus, and therefore reduce the impact of student housing on lower density neighborhoods. In addition, long term use of such buildings for non-student housing is also a significant issue and, consequently, some conditions have been established to facilitate use of the units for families.

19.23.015 Relationship to underlying zoning district classification.

Requirements for permitted uses, conditional uses, lot width, yards, lot coverage, building height, signage, and park fees remain the same as the underlying zoning district to which the overlay zoning is applied unless specifically described in this overlay district.

19.23.020 Overlay district application.

Applicants must apply for a zoning map district change within the Overlay Map Permission Area for the R-3B designation. To the extent there is a conflict between the restrictions or requirements associated with the district, the requirements that most restrictively limit the use of the site shall apply. No party other than the owner of the property may apply for the R-3A university residential density west overlay zoning. Permission will require conformance with the requirements established for the duties of the Zoning Administrator ~~or Neighborhood Services Manager~~ (section 19.75.061) Applications may also require a conditional use permit.

19.23.030 University residential density east overlay district permitted and conditional uses.

Within this district, a multifamily building with up to sixteen units is a permitted use for new construction. More than 16 units per building and up to 32 units per building may be requested as a conditional use. Among other issues, conditional use permits should consider long term impacts of the proposal on the surrounding area. More than 32 units per building are not allowed in the district but may be considered as part of a PD district. Architectural quality shall be subject to the architectural

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review of the plan and architectural commission and include consideration of any design and planning criteria as established by the City, for buildings in this zoning district.

19.23.040 Lot area.

The minimum lot area in the R-3B district is the same as R-3. The minimum parcel sizes for multifamily dwellings and group lodging facilities shall~~may~~ be increased if the following ratios indicate a larger parcel size. The ratios to determine minimum parcel size, (to be used if operation of the table indicates parcel size in excess of twelve thousand square feet) shall be the same as indicated in R-3 except that the number of square feet shall be reduced by 50% for each type of unit.

19.23.050 Exceptions.

This limitation shall not apply to community living arrangements allowed by federal and state law (such as foster homes and adult family homes for the disabled) and those allowed under Wis. Stats. § 62.23. (Ord. No. 1788A, § 1, 6-1-2010)

~~ALTERNATIVE Chapter 19.22/23 R-3A and R-3B Residential Occupancy Overlay District~~

~~Sections:~~

~~19.19.010 Purpose and intent.~~

~~19.19.015 Relationship to underlying zoning district classification.~~

~~19.19.020 Overlay zoning district application.~~

~~19.23.010 Purpose and intent.~~

~~The purpose and intent of the university residential density east and west overlay districts is to allow increased density for new housing in a focused area near campus, and therefore reduce the impact of student housing on lower density neighborhoods. In addition, long term use of such buildings for non-student housing is also a significant issue and, consequently, some conditions have been established to facilitate use of the units for families.~~

~~19.23.015 Relationship to underlying zoning district classification.~~

~~Requirements for permitted uses, conditional uses, lot width, yards, lot coverage, building height, signage, and park fees remain the same as the underlying zoning district to which the overlay zoning is applied unless specifically described in this overlay district.~~

~~19.19.020 Overlay zoning district application.~~

~~Applicants must apply for a zoning map district change within the Overlay Map Permission Area for the R-3A or R-3B designation. No party other than the owner of the property may apply for the R-3A or R-3B overlay zoning. Permission requires conformance to the City's RENTAL PERMIT PROGRAM requirements as administered by the Zoning Administrator or Neighborhood Services Manager (section 19.75.061). These requirements address concerns regarding the number of occupants, unit design, number of bedrooms, relationship to neighboring properties and uses, and conditions intended to limit nuisances and achieve a more harmonious neighborhood.~~

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Chapter 19.24 R-4 MOBILE HOME DISTRICT

Sections:

19.24.010 Purpose.
19.24.020 Permitted uses.
19.24.030 Conditional uses.
19.24.040 Lot area.
19.24.050 Lot width.
19.24.060 Yard requirements.
19.24.065 Parking
19.24.070 Lot coverage.
19.24.080 Wrecked or damaged homes.
19.24.090 Park fees.

19.24.010 Purpose.

The R-4 mobile home district is established to provide areas for placing mobile homes and associated service facilities.

(Ord. 994 § 3.9(part), 1982).

19.24.020 Permitted uses.

Permitted uses in the R-4 district include:

A. Single-family mobile home dwellings, and the sanitary, washing, recreational, and office facilities to service mobile home dwellings;

B. The second or greater wireless telecommunications facility located on an alternative support structure already supporting a wireless telecommunications facility or on a pre-existing wireless telecommunications facility, with wireless telecommunications support facilities allowed as permitted accessory uses, all per the requirements of Chapter 19.55.

(Ord. 1499 § 10, 2001; Ord. 1149 § 4, 1988; Ord. 994 § 3.9(A), 1982).

19.24.030 Conditional uses.

Conditional uses in the R-4 district include:

A. Public and semipublic uses;

B. Home occupations;

C. The fire wireless telecommunications facility located on an alternative support structure only, per the requirements of Chapter 19.55;

D. Real estate sales offices, subject to the following requirements:

1. May only be placed within a manufactured or mobile home development with twenty or more home sites,

2. Shall occupy a maximum of one building within any mobile home development,

3. Shall be a temporary use to be removed or converted to a permitted use in the district no later than ninety days from the date when ninety percent of the lots or units within the subdivision or development are initially sold or leased, or five years from the date of initial establishment of the use, whichever comes first,

4. Before a building permit is issued, a deposit or other financial guarantee with a value of not less than two thousand dollars shall be required, with such deposit or guarantee released by the city once the sales office is removed or converted to a permitted use in the district,

5. Shall not exceed seven hundred fifty square feet in floor area devoted to the sales office and related uses open to the public,

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6. Shall be compatible in character, materials, placement, and design with other existing and planned buildings within the development,
7. Signage shall be in accordance with standards in the district, per Section 19.54.052 of this title.
(Ord. 1580A § 6, 2005; Ord. 1499 § 11, 2001; Ord. 1149 § 8, 1988; Ord. § 3.9(B), 1982).

19.24.040 Lot area.
Minimum lot area in the R-4 district is:
A. Exterior boundaries, four acres;
B. Mobile home space, three thousand, six hundred square feet.

19.24.050 Lot width.
Minimum lot width in the R-4 district is:
A. Exterior boundaries, two hundred feet;
B. Mobile home space, thirty-six feet.
(Ord. 994 § 3.9(D), 1982).

19.24.060 Yard requirements. Minimum yard requirements in the R-4 district are:
TABLE INSET:

	Front	Side	Rear
A. Exterior boundaries	30	30	30
B. Interior boundaries	10	10	10

(Ord. 994 § 3.9(E), 1982).

~~19.24.065 Parking~~
~~Parking spaces permitted for units with R-4 zoning shall be limited to three spaces per unit. Driveway areas cannot exceed 24' in width. This maximum width is inclusive of any outdoor parking areas served by the driveway. This maximum width is inclusive of any outdoor parking areas served by the driveway as follows: any width in excess of 12' feet will be counted towards allowable parking areas with an allowance of 200 square feet for each parking space. For example, a driveway 20' wide and 100 feet long would be considered to include 800 square feet (100x8) of parking area which would be sufficient for 4 parking spaces. If a fifth space is allowed for the units, an additional 200 square feet of parking area could be developed in addition to the driveway area.~~

19.24.070 Lot coverage.
Maximum lot coverage in the R-4 district is as follows:
The mobile home dwelling unit shall not occupy more than fifty percent of the mobile home space.
(Ord. 994 § 3.9(F), 1982).

19.24.080 Wrecked or damaged homes.
Wrecked, damaged or dilapidated mobile homes shall not be kept or stored on a lot in a mobile home park. The health officer shall determine if a mobile home is damaged or dilapidated to a point which makes such mobile home unfit for human occupancy on either a temporary or permanent basis.

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Whenever such a determination is made, the mobile home shall be vacated and removed from the premises by the owner of the lot within thirty days of formal notice by the health officer.

(Ord. 994 § 3.9(G), 1982).

19.24.090 Park fees.

All residential development shall be subject to a park acquisition fee of two hundred fourteen dollars per dwelling unit and a park improvement fee of five hundred five dollars per dwelling unit, payable before a building permit is issued. The amount of these fees may be reduced by any fee amount previously paid or credited at the time of subdivision. The park acquisition fee may also be reduced if sufficient land area was provided for park purposes at the time of subdivision, based on the calculations in section 18.04.030(a)(1) of the Whitewater Municipal Code. The fee amounts shall be adjusted during the first quarter of each year by a percentage equal to the rate of consumer inflation based on the percent of yearly change for the previous year for the Milwaukee metropolitan area, as reported by the U.S. Department of Labor, Bureau of Labor Statistics.
(Ord. 1481 § 5, 2001).

Chapter 19.25 R-O NON-FAMILY RESIDENTIAL RESTRICTION OVERLAY DISTRICT

Sections:

19.25.010 Purpose and intent.
19.25.020 Overlay district application.
19.25.030 Non-family residential overlay district additional restrictions.
19.25.035 Parking
19.25.040 Exceptions.
19.25.050 Non-conforming use and registration.

19.25.010 Purpose and intent.

The purpose and intent of the non-family residential overlay district is to stabilize and protect property values and to provide a mechanism to protect, preserve, and enhance essential characteristics of low-density single-family residential areas, in particular, areas where due to economic factors and housing pressure in the immediate area there is the potential for the reduction of family-occupied residences, and therefore the loss of the single-family character of the neighborhood which will potentially lead to overcrowding, undue population concentration and lower property values.
(Ord. No. 1788A, § 1, 6-1-2010)

19.25.020 Overlay district application.

There is no separate Overlay Permission Area Map for the R-O overlay. Applications for the R-O district may be made in any residential zoning district. The restrictions set forth herein are in addition to the restrictions and requirements of the basic district applicable to a particular site. To the extent there is a conflict between the restrictions or requirements associated with the district, the requirements that most restrictively limit the use of the site shall apply. No party other than the owner of the property may initiate an action for the imposition of R-O non-family residential zoning on any particular property if such a petition has been made within the previous twelve months.
(Ord. No. 1788A, § 1, 6-1-2010)

19.25.030 Non-family residential overlay district additional restrictions.

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In all non-family residential overlay districts, the non-family household limitation set forth in Whitewater Municipal Ordinance [Section] 19.09.520 is reduced from three to two. Therefore, in any non-family residential overlay district, a non-family household shall be limited to two unrelated persons.
(Ord. No. 1788A, § 1, 6-1-2010)

19.25.035 Parking

Parking spaces permitted for units with R-O zoning shall be limited to the number of parking spaces allowed for the underlying zoning. ~~Driveway areas cannot exceed 24' in width.~~

19.25.040 Exceptions.

This limitation shall not apply to community living arrangements allowed by federal and state law (such as foster homes and adult family homes for the disabled) and, in particular, those allowed under Wis. Stats. § 62.23.
(Ord. No. 1788A, § 1, 6-1-2010)

19.25.050 Non-conforming use and registration.

In order to assist the enforcement of this zoning classification, the owner of any property claiming non-conforming use status regarding the unrelated persons limitation imposed by R-O zoning shall register with the city clerk on a form provided by the clerk within ninety days of the imposition of the zoning on the property. The information required on the registration form shall include the history of the property that supports its designation as a non-conforming use which shall include the three letter initials and dates of residency of current tenants (or most recent tenants if not currently occupied), and the three letter initials and dates of residency of all tenants who resided at the premises for the last one hundred twenty days. The party claiming the non-conforming use status shall also have a continuing requirement to update the registration information to provide the initials of current tenants. Failure to register within ninety days of the imposition of the R-O zoning classification shall cause the non-conforming use status to terminate. The city shall mail a notice of this requirement to the address on the property's real estate tax statement within fifteen days of the imposition of the zoning on the property. The non-conforming use status of any property under this chapter will be subject to the provisions contained in City of Whitewater Ordinance [Section] 19.60.010, existing non-conforming uses.
(Ord. No. 1788A, § 1, 6-1-2010)

Chapter 19.27 B-1 COMMUNITY BUSINESS DISTRICT

Sections:

19.27.010 Purpose.
19.27.020 Permitted uses.
19.27.025 Permitted accessory uses.
19.27.030 Conditional uses.
19.27.040 Lot area.
19.27.050 Lot width.
19.27.060 Yard requirements.
19.27.070 Lot coverage.
19.27.080 Building height.
19.27.090 Plan review.
19.27.100 Park fees.

19.27.010 Purpose.

The B-1 community business district is established to accommodate retail shopping and service needs in a manner compatible with the desired community character. The district should be located in relative

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proximity to residential areas and major traffic routes. ~~High quality site layout, building design, and landscaping is required.NEEDS DEFINITION~~
(Ord. 1452 § 1(part), § 4(part), 2000: Ord. 994 § 3.10(part), 1982).

19.27.020 Permitted uses.

Permitted uses in the B-1 district include: ~~MIGHT BE A PLACE FOR SOME 'FORM BASED' RULES LIKE "ANY USES SMALLER THAN 20,000 SF"~~

A. Art, music and school supply stores and galleries;
B. Antique, hobby and craft shops;
C. Automotive and related parts stores, without servicing;
D. Hotels and motels;
E. Small appliance repair stores, computer or software~~-~~ sales and service;
F. Barbershops and beauty parlors;
G. Banks and other financial institutions without drive-through facilities;
H. Camera and photographic supply stores;
I. Caterers;
J. Clothing and shoe stores and repair shops;
K. Clinics, medical and dental;
L. Department stores;
M. Drugstores;
N. Florist shops;
O. Food and convenience stores without gasoline pumps;
P. Furniture stores;
Q. Hardware stores;
R. Insurance agencies;
S. Jewelry stores;
T. Liquor stores without drive-through facilities;
U. Meat markets;
V. Resale shops;
W. Paint, wallpaper, interior decorating and floor covering stores;
X. Professional offices;
Y. Restaurants without drive-through facilities;
Z. Self-service laundries and drycleaning establishments;
AA. Sporting goods stores;
BB. Stationery stores, retail office supplies;
CC. Variety stores;
DD. Movie theaters;
EE. Charitable or nonprofit institutions and facilities;
FF. Tourist homes;
GG. Existing residences regulated by R-2 dimensional standards;
HH. New residential uses meeting the standards of the R-3 district, when mixed with permitted uses in a unified project;
II~~HH~~. Any other similar uses not specifically listed above that are consistent with the purpose of this district; ~~COULD USE AN EXAMPLE LIKE COMPUTER SERVICES OR ELECTONIC SALES~~
JJ~~II~~. The second or greater wireless telecommunications facility located on an alternative support structure already supporting a wireless telecommunications facility or on a pre-existing wireless telecommunications facility, per the requirements of Chapter 19.55.
(Ord. 1499 § 12, 2001; 1452 § 1(part), § 4(part), 2000: Ord. 994 § 3.10(A), 1982).

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KK. Light assembly uses including electronics, pottery, printing, contractor shops (heating, electrical, plumbing, general contracting) provided that there are no significant environmental emissions (odor and waste)

19.27.025 Permitted accessory uses.

Permitted accessory uses in the B-1 district include:

A. Garages for storage of vehicles, equipment or materials in conjunction with operation of the principal use on the lot;

B. Off-street parking and loading areas, subject to landscaping and screening requirements where applicable;

C. Outside storage and trash Dumpsters where located outside of the required yards in Section 19.27.060 of this chapter and enclosed by a decorative opaque fence, wall or landscaping designed to provide a total visual screen;

D. Outside display of merchandise, which may be subject to limitations as part of site plan review;

E. Outside display and temporary storage of motor vehicles where the principal use on the lot includes the sale, repair or servicing of such motor vehicles. No vehicle in inoperable condition shall be stored for greater than thirty days;

F. Up to two vending machines for dispensing of a product, but only if accessory to a commercial business use. Vending machines may be lit only when the principal use on the lot is in operation, unless such machines are screened from the public right-of-way and adjacent properties;

G. Outdoor seating for restaurants within designated areas;

H. Temporary retail uses, such as seasonal and special event sales, subject to the approval of the zoning administrator, who may set specific time and area limitations;

I. Essential services;

J. Wireless telecommunications support facilities, per the requirements of Chapter 19.55.

(Ord. 1499 § 13, 2001; 1452 § 1(part), § 4(part), 2000).

19.27.030 Conditional uses.

Conditional uses in the B-1 district include:

A. Entertainment establishments, including dancehalls and clubs;

B. All uses with drive-in and drive-through facilities; (for which the conditions shall, among other issues, maintain visual continuity and attractive pedestrian movement along the primary street front)~~MIGHT BE RECONSIDERED OR MODIFIED TO MAKE SURE IT DOES NOT HARM STREET EDGE CHARACTER~~

C. Automobile and small engine vehicle sales or rental facilities, including incidental repair and service within the principal building;

D. Automobile repair and service within the principal building;

E. Car washes;

F. Private recreation uses;

G. Public and semipublic uses;

H. Taverns and other places selling alcoholic beverages by the drink, the following conditions shall be considered:~~;~~

1. parking
2. type of business
3. signage
4. outdoor seating
5. provisions for avoiding noise and lighting nuisances

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6. buffering and fencing;

I. New residential uses meeting the standards of the R-3 district, when mixed with conditional ~~commercial~~ uses in a unified project;

J. ~~1.~~ Light assembly/retail uses not permitted elsewhere in this district~~such as:~~

~~a. Electronics,~~

~~b. Pottery,~~

~~c. Printing,~~

~~d. Contractor shops (heating, electrical, plumbing, general contractor office),~~

~~e. Other similar uses,~~

~~2. S~~subject to the following restrictions:

a. No environmental emission (noise, odor, waste),

b. All truck delivery during weekdays,

c. All of the requirements of Chapter 19.51, Traffic, Parking and Access, and Chapter 19.57, General Performance Standards, to be met;

K. Gasoline service stations, including incidental repair and service within the principal building;

L. Day care centers, adult and child;

M. Funeral homes and crematory services;

N. Veterinary clinics, provided that no service including animal boarding is offered outdoors;

O. More than one principal structure on a lot;

P. Large retail and commercial service developments, as described and regulated in Chapter 19.485.

Q. The first wireless telecommunications facility located on an alternative support structure only, per the requirements of Chapter 19.55.

(Ord. 1499 § 14, 2001; 1452 § 1(part), § 4(part), 2000: Ord. 1379 § 1, 1997; Ord. 1314 § 1, 1995; Ord. 1296 § 2(part), 1994; Ord. 994 § 13.10(B), 1982).

(Ord. No. 1796A, § 1, 8-3-2010)

19.27.040 Lot area.

Minimum lot area in the B-1 district is seven thousand square feet for lots existing at the time of adoption of the ordinance codified in this chapter, and fifteen thousand square feet for all other lots.

(Ord. 1452 § 1(part), § 4(part), 2000: Ord. 994 § 3.10(C), 1982).

19.27.050 Lot width.

Minimum lot width in the B-1 district is ~~sixty~~ fifty feet ~~for lots existing at the time of adoption of the ordinance codified in this chapter, and one hundred feet for all other lots. SHOULD PROBABLY BE ALL 60'. WHY LIMIT IT? WHY CUT OUT SMALL BUILDINGS?~~

(Ord. 1452 § 1(part), § 4(part), 2000: Ord. 994 § 3.19(D), 1982).

19.27.060 Yard requirements.

Minimum required yards for principal buildings, outside storage, and Dumpsters in the B-1 district are:

A. Front and street side, ~~thirty~~ five feet (but may be greater if needed to meet fire safety requirements);

B. Interior side, ten feet, except that no side yard will be required for buildings designed for common wall construction;

C. Rear, twenty feet, except the rear yard setback to any railroad right-of-way shall be at least fifteen feet under a conditional use;

D. Shore yard, seventy-five feet;

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E. Any yard abutting a residential district or residential use, thirty feet or the height of the nearest principal building or structure on the lot being developed, whichever is greater. Such yards shall be subject to the landscape buffer yard requirements of Section 19.57.140, except where abutting a railroad right-of-way with the approval of the plan and architectural review commission;

F. There shall be no parking areas, circulation drives or accessory buildings within the required front yard~~.~~ setback.

(Ord. 1460 § 2, 2000; Ord. 1452 § 1(part), § 4(part), 2000; Ord. 994 § 3.10(E), 1982).

~~**19.27.060 Yard requirements.**~~

~~Minimum required yards for principal buildings, outside storage, and Dumpsters in the B-1 district are:~~

~~A. Front and street side, thirty feet;~~

~~B. Interior side, ten feet, except that no side yard will be required for buildings designed for common wall construction;~~

~~C. Rear, twenty feet, except the rear yard setback to any railroad right-of-way shall be at least fifteen feet under a conditional use;~~

~~D. Shore yard, seventy five feet;~~

~~E. Any yard abutting a residential district or residential use, thirty feet or the height of the nearest principal building or structure on the lot being developed, whichever is greater. Such yards shall be subject to the landscape buffer yard requirements of Section 19.57.140, except where abutting a railroad right-of-way with the approval of the plan and architectural review commission;~~

~~F. There shall be no parking areas, circulation drives or accessory buildings within the required front yard.~~

~~(Ord. 1460 § 2, 2000; Ord. 1452 § 1(part), § 4(part), 2000; Ord. 994 § 3.10(E), 1982).~~

19.27.070 Lot coverage.

~~Maximum building lot coverage in the B-1 district is fifty percent.MAYBE HAVE NO MAXIMUM IF WE WANT HIGHER DENSITY AND MORE COMPACT USES~~ There is no maximum lot coverage for buildings. Building size and locations must still conform to the other regulations. Minimum landscaped surface area is ~~thirty~~ fifteen percent and plantings shall be placed~~. The plan and architectural review commission may reduce the minimum landscaped surface area by up to ten percent if the project provides plantings~~ in highly visible locations, especially in the fronts of buildings, and include~~s~~ ~~ten~~ canopy trees, ~~twenty~~ understory and/or evergreen trees, and ~~sixty-four~~ shrubs~~ per acre, or fraction thereof~~.

(Ord. 1452 § 1(part), § 4(part), 2000: Ord. 994 § 3.10(F), 1982).

19.27.080 Building height.

Maximum building height in the B-1 district is ~~three~~ five stories or ~~forty-five~~one hundred feet, whichever is ~~less~~greater, subject to fire safety limitations and may be higher with a conditional use permit~~.MAYBE GO TO FIVE STORIES~~

(Ord. 1580A § 7, 2005: Ord. 1452 § 1(part), § 4(part), 2000: Ord. 994 § 3.10(G), 1982).

19.27.090 Plan review.

Plan review in accordance with Chapter 19.63 shall be required for any development in the B-1 district. Building design shall be consistent with the recommendations of the city's comprehensive (master) plan; contribute to the uniqueness and character of the neighborhood, district and community; and include materials, colors, styles and features tailored to the building's site and context. Substantial modifications to standardized prototype and corporate franchise designs may be required to meet these criteria. Landscaping shall be consistent with the recommendations of the city's comprehensive (master) plan;

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generous in quantity; aesthetically pleasing; appropriate to the site, community and region; and in accordance with a plan prepared by a registered landscape architect or designer.
(Ord. 1452 § 1(part), § 4(part), 2000: Ord. 994 § 3.10(H), 1982).

19.27.100 Park fees.

All residential development shall be subject to a park acquisition fee of two hundred fourteen dollars per dwelling unit, payable before a building permit is issued. The amount of these fees may be reduced by any fee amount previously paid or credited at the time of subdivision. The park acquisition fee may also be reduced if sufficient land area was provided for park purposes at the time of subdivision. The park acquisition fee may also be reduced if sufficient land area was provided for park purposes at the time of subdivision, based on the calculations in section 18.04.030(a)(1) of the Whitewater Municipal Code. The fee amounts shall be adjusted during the first quarter of each year by a percentage equal to the rate of consumer inflation based on the percent of yearly change from the previous year for the Milwaukee metropolitan area, as reported by the U.S. Department of Labor, Bureau of Labor Statistics.
(Ord. 1481 § 6, 2001).

Chapter 19.28 B-1A University Mixed-Use Neighborhood Overlay District

Sections:

19.28.010 Purpose and intent.
19.28.020 Overlay district application.
19.28.030 Non-family residential overlay district permissions and conditions.
19.28.040 Parking.

19.28.010 Purpose and intent.

The purpose and intent of the university mixed-use neighborhood overlay district is to provide multi-family housing options within an active, pedestrian friendly neighborhood. Development and uses should attract university students on a daily basis and provide year-round activities to encourage students to remain in the City on weekends and summers. The district provides an opportunity for mixed housing and commercial uses, serving both students and adjacent residents.

19.28.015 Relationship to underlying zoning district classification.

Requirements for permitted uses, conditional uses, lot area, lot width, yards, lot coverage, building height, signage, and park fees remain the same as the underlying zoning district to which the overlay zoning is applied unless specifically described in this overlay district.

19.28.020 Overlay district application.

Applicants must apply for a zoning map district change within the Overlay Map Permission Area for the B-1A designation. ~~Within the B-1A overlay, density is permitted up to eight multi-family units per building for new construction. Minimum lot area requirements for such uses shall be regulated by Chapter 19.21. **[OR STRIKE OUT MINIMUM LOT AREA IN ORDER TO PROMOTE COMPACT DEVELOPMENT AND RELY ON THE CONDITIONAL USE TO REGULATE LOT SIZE]** To the extent there is a conflict between the restrictions or requirements associated with the district, the requirements that most restrictively limit the use of the site shall apply.~~ No party other than the owner of the property, City Manager or Common Council may apply for the B-1A university mixed-use neighborhood overlay zoning. Each property may be reviewed on an annual basis by the City Neighborhood Services staff. Permission will require conformance with the requirements established for the duties of the Zoning

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Administrator~~ or Neighborhood Services Manager~~ (section 19.75.061) Applications may also require a conditional use permit.

19.28.030 University mixed-use neighborhood overlay district permitted and conditional uses~~:~~.

Within this district, In addition to the permitted and conditional uses for B-1 a multifamily residential building or a mixed-use building (a) with up to twelve residential units is a permitted use for new construction and (b) more than twelve residential units per building and up to twenty-four residential units per building may be requested as a conditional use. More than twenty-four residential units per building are not allowed in the district. Residential units shall be limited to no more than four bedrooms and have a minimum of two bathrooms. Architectural quality shall be subject to the architectural review of the plan and architectural commission and include application of any architectural standards as established by the City, for buildings in this zoning district. High quality site planning and architectural standards shall be provided for all sites and buildings. Quality open space features should be integrated into the district to serve as an amenity.

~~19.28.040 Parking~~

~~Parking spaces permitted for units with the B-1A overlay zoning shall be a maximum of four spaces per unit. Parking shall be underground or covered in the rear yard or side yard.~~

Chapter 19.30 B-2 CENTRAL BUSINESS DISTRICT*

Sections:

19.30.010 Purpose.
19.30.020 Permitted uses.
19.30.025 Permitted accessory uses.
19.30.030 Conditional uses.
19.30.040 Development standards.
19.30.050 Park fees.

* Prior ordinance history: Ords. 994, 1296 and 1481.

19.30.010 Purpose.

The B-2 district is established in the city's historic downtown area to accommodate retail, service, office, community, and support residential uses for citywide and regional benefit; and to advance the city's downtown revitalization objectives as expressed in adopted city plans.
(Ord. 1611A § 1(part), 2006).

19.30.020 Permitted uses.

Permitted uses in the B-2 district include:~~MAYBE MAKE CHANGES SIMILAR TO B-1 LIKE: "USES IN SMALLER BUILDING ARE ALL PERMITTED"~~

A. Art and school supply stores;
B. Arts and crafts galleries;
C. Automotive parts sales stores, automobile sales lot and show rooms and lots;
D. Antique or collectible shops;
E. Bakeries or candy stores, with products for sale on premises only;
F. Catalog and e-commerce sales outlets;

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G. Hotels and motels;
H. Appliance repair stores, including computer sales and service;
I. Barbershops, day spas, and beauty parlors;
J. Banks and other financial institutions;
K. Bookstores, stationery stores, retail office supplies, and newsstands;
L. Caterers;
M. Clothing and shoe sales and repair shops;
N. Clinics, medical and dental;
O. Coffee shops;
P. Cultural arts centers and museums;
Q. Department stores;
R. Drug stores;
S. Florist or garden shops;
T. Gift shops;
U. Grocery stores;
V. Hardware stores;
W. Insurance, real estate, or similar agencies;
X. Interior decorating shops;
Y. Jewelry stores;
Z. Paint stores;
AA. Offices;
BB. Post offices;
CC. Public parking lots;
DD. Restaurants, ice cream shops, and cafes;
EE. Sporting goods shops;
FF. Tourist information and hospitality centers;
GG. Toy stores;
HH. Travel agencies;
II. Variety stores;
JJ. Dance studios;
KK. Movie theaters;
LL. Charitable or nonprofit institutions and facilities; MM. Tourist homes and bed and breakfasts;
NN. Residential uses above the first floor, limited to non-family household sizes applicable in the R-1 and R-2 districts (see Section 19.09.520);
OO. Existing residences regulated by R-2 standards;
PP. Any other similar uses not specifically listed above.
(Ord. 1611A § 1(part), 2006).

19.30.025 Permitted accessory uses.

Permitted accessory uses in the B-2 district include:
A. Garages for storage of vehicles, equipment or materials in conjunction with operation of the principal use on the lot;
B. Off-street parking and loading areas, subject to landscaping and screening requirements where applicable;
C. Outside storage or trash dumpsters where enclosed by a decorative opaque fence, wall and/or landscaping designed to provide a total visual screen;

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D. Outside display and temporary storage of motor vehicles where the principal use on the lot includes the sale, repair, or servicing of such motor vehicles. No vehicle in an inoperable condition shall be stored outdoors for greater than thirty days;

E. Outdoor seating for restaurants, coffee shops, cafes, taverns, or similar uses, within areas designated by site plan review or other city approval processes;

F. Essential services.

(Ord. 1611A § 1(part), 2006).

19.30.030 Conditional uses.

Conditional uses in the B-2 district include:

A. Drive-in or drive-through type establishments;

B. Entertainment establishments, not including adult entertainment establishments;

C. Taverns and other places selling alcoholic beverages by the drink, including expansion of existing uses~~;~~, the following conditions shall be considered:

1. parking
2. type of business
3. signage
4. outdoor seating
5. provisions for avoiding noise and lighting nuisances
6. buffering and fencing;

D. Liquor or tobacco stores;

E. Public and semipublic uses, except for parking;

F. Automotive servicing and repairs;

G. First floor residential uses are allowed as a conditional use; except as provided below:

First floor residential uses are prohibited in any building located in the area within the boundary of Whitewater Creek on the east (prohibited on west side of creek only), North Street on the north (prohibited on south side of street only), Fremont Street on the west (prohibited on east side of street only), Whitewater Street on the south (prohibited on north side of street only), and the portion of West Main Street from the intersection of Whitewater Street east to the Whitewater Creek (prohibited on north side of street only).

H. Light industrial/retail uses such as:

1. Electronics,
2. Pottery,
3. Craft/woodwork,
4. Printing,
5. Contractor shops (heating, electrical, plumbing, general contractor office),
6. Lumberyards,
7. Other similar uses,

Subject to the following restrictions:

1. No outside storage, unless screened as to Chapter 19.57,
2. No environmental emission,
3. All truck delivery during weekdays,
4. All dumpster locations outdoors must be screened by a fence and landscaping,
5. All of the requirements of Chapter 19.51, Traffic, Parking and Access, and Chapter 19.57, General Performance Standards, to be met;

I. Laundromats or dry cleaning;

J. Hospitals;

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K. Wholesale trade of durable and nondurable goods.
(Ord. 1611A § 1(part), 2006).
(Ord. No. 1681A, 5-20-2008)

19.30.040 ~~Development~~ Architectural design standards.
Within the B-2 district, there shall be no minimum required ordinance design and dimensional standards or setbacks. This is being done to allow the most flexibility in the reuse and redevelopment of the downtown. Because of the lack of predefined architectural design ~~ordinance development~~ standards, all proposed construction and remodeling activities requiring a zoning permit shall require the design review and approval of the city plan and architectural review commission in compliance with Chapter 19.63, Plan Review. Also within the B-2 district, all uses are exempted from the parking requirements of Section 19.51.130, except if off-street parking is specifically required for a particular conditional use under Section 19.30.030.
(Ord. 1611A § 1(part), 2006).

19.30.050 Park fees.
All residential development shall be subject to a park acquisition fee of $214.00 per dwelling unit and a park improvement fee of $505.00 per dwelling unit, payable before a building permit is issued. The amount of these fees may be reduced by any fee amount previously paid or credited at the time of subdivision, or by fifty percent (50%) if the new housing units are created as a result of the conversion or remodeling of a preexisting building. The park acquisition fee may also be reduced if sufficient land area was provided for park purposes at the time of subdivision, based on the calculations in Section 18.04.030(a)(1) of the Whitewater Municipal Code. The fee amounts shall be set by the City Council. ~~adjusted during the first quarter of each year by a percentage equal to the rate of consumer inflation based on the percent of yearly change for the previous year for the Milwaukee metropolitan area, as reported by the U.S. Department of Labor, Bureau of Labor Statistics.~~
~~(Ord. 1611A § 1(part), 2006).~~

Chapter 19.31 B-2A Downtown Housing Overlay District

Sections:

19.31.010 Purpose and intent.
19.31.020 Overlay district application.
19.31.030 Non-family residential overlay district permissions and conditions.
19.31.040 Parking.

19.31.010 Purpose and intent.
The purpose and intent of downtown housing overlay district is to provide multi-family housing options adjacent to downtown that can spur additional investment in the area.

19.31.015 Relationship to underlying zoning district classification.
Requirements for permitted uses, conditional uses, lot area, lot width, yards, lot coverage, building height, signage, and park fees remain the same as the underlying zoning district to which the overlay zoning is applied unless specifically described in this overlay district.

19.31.020 Overlay district application.
Applicants must apply for a zoning map district change within the Overlay Map Permission Area for the B-2A designation. ~~Within the B-2A overlay, density is permitted up to four multi-family units per building~~

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~~for new construction. Minimum lot area requirements for such uses shall be regulated by Chapter 19.21. [OR STRIKE OUT MINIMUM LOT AREA IN ORDER TO PROMOTE COMPACT DEVELOPMENT AND RELY ON THE CONDITIONAL USE TO REGULATE LOT SIZE] To the extent there is a conflict between the restrictions or requirements associated with the district, the requirements that most restrictively limit the use of the site shall apply.~~ No party other than the owner of the property, City Manager or Common Council may apply for the B-2A downtown housing overlay zoning. Permission will require conformance with the requirements established for the duties of the Zoning Administrator ~~or Neighborhood Services Manager~~ (section 19.75.061) Applications may also require a conditional use permit.

19.31.030 Downtown housing overlay district permitted and conditional uses

Multi-family buildings with up to four units per building are a permitted use for new construction provided that the units shall be limited to no more than four bedrooms, have a minimum of two bathrooms, and have individual entries. In addition, the design of such units shall be reviewed by the Plan and Architectural Review Commission as limited to the following issues: the design can easily accommodate both student and non-student housing; the design exemplifies high quality site planning and architectural; ~~Q~~quality open space features, or garden yards are integrated to serve as an amenity for residents.

~~**19.31.040 Parking**~~

~~Parking spaces permitted for units with the B-2A overlay zoning shall be a maximum of two spaces per unit. Parking shall be underground or covered in the rear or side yard.~~

Chapter 19.33 B-3 HIGHWAY COMMERCIAL AND LIGHT INDUSTRIAL DISTRICT

Sections:

19.33.010 Purpose.
19.33.020 Permitted uses.
19.33.025 Permitted accessory uses.
19.33.030 Conditional uses.
19.33.040 Lot area.
19.33.050 Lot width.
19.33.060 Yard requirements.
19.33.070 Lot coverage.
19.33.080 Building height.
19.33.090 Plan review.
19.33.100 Park fees.

19.33.010 Purpose.

The B-3 highway commercial and light industrial district is established to accommodate nonnuisance type industrial commercial uses that are highway oriented or have large land area requirements. To ensure a minimum of disruption to residential neighborhoods, no development within this district shall take direct access to a local residential street, except by conditional use permit. ~~High quality site layout, building design and landscaping is required. OVERLY GENERAL, NEEDS CLARIFICATIO~~N (Ord. 1452 § 1(part), § 5(part), 2000: Ord. 994 § 3.12(part), 1982).

19.33.020 Permitted uses.

Permitted uses in the B-3 district include:

A. All uses listed as permitted uses in the B-1 district;

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B. Agricultural services;
C. General contracting shops;
D. Lumberyards, building supply stores, and greenhouses;
E. Private recreation facilities;
F. Mini-warehouses;
G. Public and semipublic uses;
H. Other similar uses not specifically listed in this section that are consistent with the purpose of this district;
I. The second or greater wireless telecommunications facility located on an alternative support structure already supporting a wireless telecommunications facility or on a pre-existing wireless telecommunications facility, per the requirements of Chapter 19.55.
(Ord. 1499 § 15, 2001; Ord. 1452 § 1(part), § 5(part), 2000: Ord. 1082 § 7, 1986; Ord. 994 § 3.12(A), 1982).

19.33.025 Permitted accessory uses.

Permitted accessory uses in the B-3 district include:
A. Garages for storage of vehicles, equipment or materials in conjunction with operation of the principal use on the lot;
B. Off-street parking and loading areas, subject to landscaping and screening requirements if applicable;
C. Outside storage and trash Dumpsters, which may be subject to screening as part of site plan review;
D. Outside display of merchandise, which may be subject to limitations as part of site plan review;
E. Outside display and temporary storage of motor vehicles where the principal use on the lot includes the sale, repair, or servicing of such motor vehicles. No vehicle in inoperable condition shall be stored for greater than thirty days;
F. Outdoor seating for restaurants within designated areas;
G. Temporary retail uses, such as seasonal and special event sales, subject to the approval of the zoning administrator, who may require specific time and area limitations;
H. Vending machines for dispensing of a product, but only if accessory to a commercial business use. If more than two vending machines are accessory to one business use, such vending machines shall be screened from the public right-of-way and adjacent properties. Vending machines may be lit only when the principal use on the lot is in operation, unless such machines are completely screened from the public right-of-way and adjacent properties;
I. Essential services;
J. Wireless telecommunications support facilities, per the requirements of Chapter 19.55.
(Ord. 1499 § 16, 2001; 1452 § 1(part), § 5(part), 2000).

19.33.030 Conditional uses.

Conditional uses in the B-3 district include:
A. Taverns and other establishments selling alcoholic beverages by the drink~~;~~, the following conditions shall be considered:
1. parking
2. type of business
3. signage
4. outdoor seating
5. provisions for avoiding noise and lighting nuisances
6. buffering and fencing;

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B. All uses with drive-through facilities;
C. More than one principal structure on a lot;
D. New residential uses in conformance with the standards of the R-3 multifamily residence district;
E. Automobile repair and service within a principal or accessory building;
F. Automobile, boat, trailer and small engine vehicle sales and rental facilities, including incidental repair and service within a principal or accessory building;
G. Car washes;
H. Entertainment establishments, including dancehalls and clubs;
I. Funeral homes and crematory services;
J. Gasoline service stations, including incidental repair and service within the principal building;
K. Light industry;
L. Motor freight transportation;
M. Veterinary clinics, provided that no service including animal boarding is offered outdoors;
N. Warehousing;
O. Wholesale trade of durable and nondurable goods;
P. Large retail and commercial service developments, as described and regulated in Chapter 19.485.
Q. Light manufacturing and retail uses
R. All nonresidential uses with vehicular access onto a local (not a collector or arterial) street that is intended to provide access to mostly residential uses;
~~R~~S. The first wireless telecommunications facility located on an alternative support structure only, per the requirements of Chapter 19.55.
(Ord. 1499 § 17, 2001; 1452 § 1(part), § 5(part), 2000: Ord. 1380 § 1, 1997; Ord. 994 § 3.12(B), 1982).
(Ord. No. 1796A, § 2, 8-3-2010)

19.33.040 Lot area.

Minimum lot area in the B-3 district is ten thousand square feet. ~~for lots existing at the time of adoption of the ordinance codified in this chapter, and fifteen thousand square feet for all other lots. WHAT IS WRONG WITH KEEPING IT AT 10K?~~
~~(Ord. 1452 § 1(part), § 5(part), 2000: Ord. 994 § 3.12(C), 1982).~~

19.33.050 Lot width.

Minimum lot width in the B-3 district is one hundred feet.
(Ord. 1452 § 1(part), § 5(part), 2000: Ord. 994 § 3.12(D), 1982).

19.33.060 Yard requirements.

Minimum required yards for principal buildings, outside storage, and Dumpsters in the B-3 district are:
A. Front and street side, ~~thirty~~ ten feet~~;~~ (but may be greater if needed to meet fire safety requirements);
B. Interior side, ~~fifteen~~ ten feet; (but may be greater if needed to meet fire safety requirements);
C. Rear, ~~thirty~~ twenty feet, except the rear yard setback to any railroad right-of-way shall be fifteen feet under a conditional use;
(but may be greater if needed to meet fire safety requirements);
~~MAY BE TOO RESTRICTIVE~~
D. Shore yard, seventy-five feet;
E. Any yard abutting a residential district or use, thirty feet or the height of the nearest principal building or structure being developed, whichever is greater. Such yards shall be subject to the landscape

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buffer yard requirements of Section 19.57.140, except where abutting a railroad right-of-way with the approval of the plan and architectural review commission.
(Ord. 1460 § 1, 2000; Ord. 1452 § 1(part), § 5(part), 2000: Ord. 994 § 3.12(E), 1982).

19.33.070 Lot coverage.

~~Maximum building lot coverage in the B-3 district is fifty percent.~~~~MAY BE TOO RESTRICTIVE~~ ~~Minimum landscaped surface area is twenty percent. The plan and architectural review commission may reduce the minimum landscaped surface area by up to ten percent if the project provides plantings in highly visible locations and includes eight canopy trees, sixteen understory and/or evergreen trees, and forty-eight shrubs per acre, or fraction thereof.~~
~~(Ord. 1452 § 1(part), § 5(part), 2000: Ord. 994 § 3.12(F), 1982).~~
There is no maximum lot coverage for buildings. Building size and locations must still conform to the other regulations. Minimum landscaped surface area is fifteen percent and plantings shall be placed in highly visible locations, especially in the fronts of buildings, and include canopy trees, understory and/or evergreen trees, and shrubs.

19.33.080 Building height.

Maximum building height in the B-3 district is three stories or forty-five feet, whichever is ~~less~~greater.~~WHY NOT "WHICHEVER IS GREATER"?~~
(Ord. 1452 § 1(part), § 5(part), 2000: Ord. 994 § 3.12(G), 1982).

19.33.090 Plan review.

Plan review in accordance with Chapter 19.63 shall be required for any development in the B-3 district. Building design shall be consistent with the recommendations of the city's comprehensive (master) plan and include materials, colors, styles, and features tailored to the building's site and context. Landscaping shall be consistent with the recommendations of the city's comprehensive (master) plan; appropriate to the site, community and region; and in accordance with a plan prepared by a registered landscape architect or designer.
(Ord. 1452 § 1(part), § 5(part), 2000: Ord. 994 § 3.12(H), 1982).

19.33.100 Park fees.

All residential development shall be subject to a park acquisition fee of two hundred fourteen dollars) per dwelling unit and a park improvement fee of five hundred five dollars per dwelling unit, payable before a building permit is issued. The amount of these fees may be reduced by any fee amount previously paid or credited at the time of subdivision. The park acquisition fee may also be reduced if sufficient land area was provided for park purposes at the time of subdivision, based on the calculations in section 18.04.030(a)(1) of the Whitewater Municipal Code. The fee amounts shall be adjusted during the first quarter for each year by a percentage equal to the rate of consumer inflation based on the percent of yearly change for the previous year for the Milwaukee metropolitan area, as report by the U.S. Department of Labor, Bureau of Labor Statistics.
(Ord. 1481 § 8, 2001).

Chapter 19.36 M-1 GENERAL MANUFACTURING DISTRICT

Sections:

19.36.010 Purpose.
19.36.020 Permitted uses.

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19.36.030 Conditional uses.
19.36.040 Lot area.
19.36.050 Lot width.
19.36.060 Yard requirements.
19.36.070 Lot coverage.
19.36.080 Building height.
19.36.090 Buffer screening.

19.36.010 Purpose.

The M-1 general manufacturing district is established to accommodate a wide range of industrial uses, and to preserve and protect lands for future industrial use.
(Ord. 994 § 3.13(part), 1982).

19.36.020 Permitted uses.

Permitted uses in the M-1 district include:
A. Manufacturing, fabrication, packing, packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastics, textiles, clays and woods, and similar materials;
B. Freight terminals, truck servicing and parking, warehousing and inside storage;
C. Research facilities;
D. Offices;
E. Retail sales and services that are ~~incidental~~ linked to a manufacturing or warehousing use; ~~THIS NEEDS CLARIFICATION FOR EXAMPLE: HOTEL OR RETAURANT FOR EMPLOYEES MIGHT BE OK, WHAT ABOUT AUTO USES, GAS STATIONS, COMPUTER REPAIR OR ANY BUSINESS SERVICE?~~
F. Public and semipublic uses; \~~DISCUSSION – percentage of retail use to manufactoring~~
G. Salvage yards;
H. More than one principal structure on a lot when the additional building is a material and direct part of the primary business
H. Any similar uses not specifically listed that can comply with the performance standards listed in Chapter 19.57;
I. The second or greater wireless telecommunications facility located on an alternative support structure already supporting a wireless telecommunications facility or on a pre-existing wireless telecommunications facility, with wireless telecommunications support facilities allowed as permitted accessory uses, all per the requirements of Chapter 19.55.
(Ord. 1499 § 18, 2001; Ord. 994 § 3.13(A), 1982).

19.36.030 Conditional uses.

Conditional uses in the M-1 district include:
A~~. More than one principal structure on a lot;~~
B. Wireless telecommunications facilities, per the requirements of Chapter 19.55.
(Ord. 1499 § 19, 2001; Ord. 1315 § 1, 1995: Ord. 994 § 3.13(B), 1982).

19.36.040 Lot area.

Minimum lot area in the M-1 district is twenty thousand square feet.
(Ord. 994 § 3.13(C), 1982).

19.36.050 Lot width.

Minimum lot width in the M-1 district is one hundred fifty feet.
(Ord. 994 § 3.13(D), 1982).

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19.36.060 Yard requirements.

Minimum yard requirements for the M-1 district are:

A. Front, thirty feet;

B. Side, fifteen feet, corner lots thirty feet;

C. Rear, thirty feet, except the rear yard setback to any railroad right-of-way shall be at least fifteen feet under a conditional use;

D. Shore, seventy-five feet.

(Ord. 1460 § 3, 2000; Ord. 994 § 3.13(E), 1982).

19.36.070 Lot coverage.

~~Maximum lot coverage in the M-1 district is fifty percent. WHY NOT ALLOW MORE PROVIDED AMPLE ROOM FOR STORMWATER?~~There is no maximum percentage lot coverage. Building size and locations must still conform to the other regulations.

(Ord. 994 § 3.13(F), 1982).

19.36.080 Building height.

Maximum building height in the M-1 district is ~~three stories or forty-five~~100 feet. Discussion- Do we want to increase height here?

(Ord. 994 § 3.13(G), 1982).

19.36.090 Buffer screening.

Where the M-1 district boundaries adjoin any residential district boundary, a screen or buffer yard as described in Section 19.57.140 shall be required. This provision shall be applied to new construction and alterations to existing structures or uses that result in an increase in the level of nuisance. Only the area of the nuisance shall require screening.

(Ord. 994 § 3.13(H), 1982).

19.36.100 Architectural review.

No building or improvements shall be erected, placed or altered on any building site in an M-1 district park until the plans and use for such building or improvements, including site plans, landscaping plans, building plans, and specifications have been approved by the architectural review committee (ARC). The plan and architectural review commission's functions under Chapter 19.63 shall be delegated to the Community Development Authority~~DA~~ or its designee as approved by the City Council.~~.~~

Chapter 19.37 M-2 MANUFACTURING AND MISCELLANEOUS USE DISTRICT

Sections:

19.37.010 Purpose.
19.37.020 Permitted uses.
19.37.030 Conditional uses.
19.37.040 Lot area.
19.37.050 Lot width.
19.37.060 Yard requirements.
19.37.070 Lot coverage.
19.37.080 Building height.
19.37.090 Buffer screening.

19.37.010 Purpose.

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The M-2 manufacturing and miscellaneous use district is established to accommodate a wide range of industrial uses, to preserve and protect lands for future industrial use, and to provide an opportunity for miscellaneous uses set forth herein which are not specifically allowed in other districts. Adult-oriented establishments shall only be allowed in the M-2 district.
(Ord. 1613A § 1(part), 2006).

19.37.020 Permitted uses.

Permitted uses in M-2 district include:

A. All uses listed as permitted uses in the M-1 district;

B. Adult-oriented establishments as defined in Section 19.09.025.

(Ord. 1613A § 1(part), 2006).

19.37.030 Conditional uses.

Conditional uses in the M-2 district include:

A. All uses listed as conditional uses in the M-1 district.

(Ord. 1613A § 1(part), 2006).

19.37.040 Lot area.

Minimum lot area in the M-2 district is twenty thousand square feet. The Community Development Authority ~~plan commission~~ can decrease the minimum lot area for adult-oriented establishments if it finds that a decrease is appropriate.
(Ord. 1613A § 1(part), 2006).

19.37.050 Lot width.

Minimum lot width in the M-2 district is one hundred fifty feet. The Community Development Authority ~~plan commission~~ can decrease the minimum lot width for adult-oriented establishments if it finds that a decrease is appropriate.
(Ord. 1613A § 1(part), 2006).

19.37.060 Yard requirements.

Minimum yard requirements for the M-2 district are:

A. Front, ~~thirty~~ fifteen feet;

B. Side, fifteen feet; corner lots, thirty feet;

C. Rear, thirty feet, except the rear yard setback to any railroad right-of-way shall be at least fifteen feet under a condition use;

D. Shore, seventy-five feet.

(Ord. 1613A § 1(part), 2006).

19.37.070 Lot coverage.

~~Maximum lot coverage in the M-2 district is fifty percent. SAME AS OTHER – WHY RESTRICT? (Ord. 1613A § 1(part), 2006).~~ There is no maximum percentage lot coverage. Building size and locations must still conform to the other regulations.

19.37.080 Building height.

Maximum building height in the M-2 district is ~~three stories or forty-five~~ 100 feet. DISCUSSION- Do we want to increase height here?

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(Ord. 1613A § 1(part), 2006).

19.37.090 Buffer screening.

Where the M-2 district boundaries adjoin any residential district boundary, a screen or buffer yard as described in Section 19.57.140 shall be required. This provision shall be applied to new construction and alterations to existing structures or uses that result in an increase in the level of nuisance. Only the area of the nuisance shall require screening.
(Ord. 1613A § 1(part), 2006).

19.37.100 Architectural review.

No building or improvements shall be erected, placed or altered on any building site in an M-1 district park until the plans and use for such building or improvements, including site plans, landscaping plans, building plans, and specifications have been approved by the architectural review committee (ARC). The plan and architectural review commission's functions under Chapter 19.63 shall be delegated to the CDA or its designee as approved by the City Council.

Chapter 19.38 WHITEWATER UNIVERSITY TECHNOLOGY PARK DISTRICT (WUTP DISTRICT)

19.38.010 Purpose.
19.38.020 Creation of architectural review committee.
19.38.030 Permitted uses.
19.38.040 Conditional uses.
19.38.050 Lot area and lot width requirements.
19.38.060 Floor area ratio.
19.38.070 Yard requirements.
19.38.090 Lot coverage.
19.38.100 Building height.
19.38.110 Development standards.

19.38.010 Purpose.

The WUTP district is established to provide an aesthetically attractive working environment exclusively for and conducive to the development and protection of offices; research, testing, and development institutions; and certain specialized manufacturing establishments compatible with an office and research setting, all of a non-nuisance-type and public parks. The essential purpose of this district is to achieve development which is practical, feasible and economical and an asset to the owners, neighbors and the community and to promote and maintain desirable economic development activities in a park like setting with well designed sites and buildings.
(Ord. No. 1747A, § 1, 9-15-2009)

19.38.020 Creation of architectural review committee.

Upon the mapping of any WUTP district, there shall be established an architectural review committee for the district. No building or improvements shall be erected, placed or altered on any building site in the technology park until the plans and use for such building or improvements, including site plans, landscaping plans, building plans, and specifications have been approved by the WUTP architectural review committee (ARC). Zoning permit applicants in the WUTP district are subject to all plan review requirements set forth in Chapter 19.63 of the Whitewater Municipal Code. The plan and architectural review commission's functions under Chapter 19.63 shall be delegated to the architectural review commission. The ARC shall consist of one city council member, a member of the plan and architectural review commission of the City of Whitewater to be appointed annually by the plan commission, the City

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Manager of the City of Whitewater, the Chancellor of the University of Wisconsin-Whitewater, two members appointed by the Chancellor of the University of Wisconsin-Whitewater, two citizens of the City of Whitewater appointed by the city council of the City of Whitewater, and one member of the community development authority of the City of Whitewater to be appointed by the CDA. The ARC shall organize and adopt rules for its own governance. Officers shall be elected from the membership for terms of one year. Meetings shall be open to the public unless closed for appropriate legal reasons, and shall be held at the call of the chairman. Minutes shall be kept showing actions taken, and shall be a public record. Quorum shall be five members, and all actions shall require the concurring vote of at least five members. In cases where the ARC has not been formed or is unable to act on the matter, all actions normally assigned to the ARC shall be reassigned to the City of Whitewater Plan and Architectural Review Commission. The City of Whitewater Plan and Architectural Review Commission shall retain the exclusive authority to grant and review or deny conditional use permits in the WUTP district, where required.
(Ord. No. 1747A, § 1, 9-15-2009)

19.38.030 Permitted uses.

Permitted uses in the WUTP district include:

1. Production, or processing, cleaning, servicing, testing or repair of materials, goods or products, limited to the following uses, products, components, or circumstances:

a. Electronic and electrical products and instruments, such as transistors, semiconductors, small computers, scanners, monitors and compact communication devices.

b. High technology products related to the fields of physics, oceanography, astrophysics, metallurgy, chemistry, biology, or other scientific field offered for study at the University of Wisconsin-Whitewater.

c. Laser technology, radiology, X-ray and ultrasound products, manufacturing and assembly.

d. Medical and dental supplies.

e. Optical, fiber optical and photographic products and equipment.

f. Orthopedic and medical appliances, such as artificial limbs, brace supports and stretchers.

g. Products related to process design, process simulation, computer hardware and software development, and safety engineering.

h. Scientific and precision instruments and components, including robotics.

2. Research, development and testing laboratories, including testing facilities and equipment.

3. Business and professional offices.

4. Pilot plants or other facilities for the testing of manufacturing, processing or fabrication methods, or for the testing of products or materials.

5. Telecommunication centers (not including wireless telecommunication facilities as regulated in Section 19.55).

6. Accessory uses, (which shall be accessory uses to principal use on-site), including the following:

a. Educational or training centers or institutions.

b. Nursery schools or day care centers for children of employees on the site.

c. Temporary buildings for construction purposes, for a period not to exceed the duration of such construction.

d. Reproduction processes related to a primary function including printing, blueprinting, photostating, lithographing, engraving, stereotyping, publishing and bookbinding.

e. Wholesaling of goods and merchandise manufactured or produced on the premises.

f. The generation of power via a local energy system, with the primary purpose of supplying energy to the principal use being conducted on the lot.

g. The fabrication of products in conjunction with a research, development, or testing laboratory as the principal use.

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h. Garages for storage of vehicles, equipment or materials in conjunction with operation of the principal use on the lot;
i. Off-street parking and loading areas, subject to landscaping and screening requirements where applicable;
j. Trash dumpsters where located outside of the required yards in Section 19.38.080 of this chapter and enclosed by a decorative opaque fence, wall or landscaping designed to provide a total visual screen;
k. Outdoor seating for restaurants within designated areas;
l. Outdoor eating and recreation areas;
m. Essential services;
n. Health clubs, banks and other financial institutions, medical, dental and optical clinics, barbershops, beauty parlors, or similar retail establishments;
o. Conference centers.
7. Restaurants, without drive-up or drive-through service.
8. Colleges and universities (not including housing or residential uses).
9. Public parks and public recreation use facilities, including but not limited to Morraine View Park and the planned athletic facilities, trail and possible playground therein.
(Ord. No. 1747A, § 1, 9-15-2009)

19.38.040 Conditional uses.

Conditional uses in the WUTP district include:
1. Parking facilities, open and accessory, for the storage of private passenger automobiles only, when located elsewhere than on the same zoning lot as the principal use served.
2. Public utility and public service uses as follows:
a. Bus turnarounds (off-street), bus transfer points.
b. Electric substations.
c. Gas regulator stations, mixing stations and gate stations.
d. Radio, television, and telecommunication towers and wireless telecommunication facilities meeting the standards of Section 19.55.
e. Railroad passenger stations.
f. Railroad rights-of-way.
g. Sewerage system lift stations.
h. Telephone exchanges, microwave relay towers, telephone transmission equipment buildings and service yards.
i. Electric generator which serves a principal use located on the zoning lot and is capable of providing electricity for off-site use provided:
i. The electric output is less than three thousand kilowatts and said generator is operated no more than two hundred hours per year;
ii. The location of every generator shall be not less than twenty feet from any zoning lot which permits residential uses; and,
iii. Said generator shall be located and screened so as to reduce the visual impact of the generator from neighboring property and to be compatible with neighboring structures and the character of the community. This may include screening with materials similar in appearance to those used for the principal structure on the zoning lot, and landscaping or fencing as approved by the architectural review committee.
j. Water pumping stations and reservoirs.
3. Any production, or processing, cleaning, servicing, testing or repair of materials, goods or products, limited to the following uses, products, components, or circumstances:
a. Cameras and other photographic equipment.

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b. Ceramic products, such as pottery, figurines and small glazed tiles.
c. Cosmetics and toiletries, drugs, perfumes, and perfumed soaps.
d. Drugs and pharmaceutical products.
e. Electrical appliances, such as lighting fixtures, irons, fans and toasters.
f. Electrical equipment assembly, such as home radio and television receivers and home movie equipment, but not including electrical machinery.
g. Electrical supplies manufacturing and assembly, such as wire and cable assembly, switches, lamps, insulation and dry cell batteries.
h. Products from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious and semiprecious stones, rubber, shell, wood (but not including a planning mill) and yarn.
i. Products related to material research and development in such areas as prepared glass, ceramics, carbon fiber, metals, textiles, polymers, plastics, chemical foams and inorganic chemicals such as liquid crystals, and synthetic fuels.
j. Small-scale products (finished weight not exceeding fifty pounds) related to energy, environmental, telecommunications, or satellite applications.
k. Small-scale products (finished weight not exceeding fifty pounds) related to the resource industries of agriculture and food production, forestry, petrochemicals and mining.
l. Specific products not listed above but similar in intent and character and which may be defined as being produced or assembled manually or by a light industrial process by virtue of the use of only light machinery; being conducted entirely within enclosed substantially constructed buildings; in which the open area around such buildings is not used for storage of raw materials or manufactured products, or for any industrial purpose other than loading and unloading operations; which are not noxious or offensive by reason of emission of smoke, dust, fumes, odors, noise, or vibrations beyond the confines of the building.
5. Outside storage areas, subject to the development standards in Section 19.38.110.
6. Day care centers.
7. Other uses substantially consistent with or linked to the goals of the WUTP including ~~,~~ retail sales and services and food and beverage sales and services.
~~WHAT ABOUT OTHER USES CONSISTENT WITH GOALS OF WUTP~~
(
~~8.DISCUSSION – Places serving alcholoic beverages by the drink? What about brewerys/wineries/etc?~~
Ord. No. 1747A, § 1, 9-15-2009)

19.38.050 Lot area and lot width requirements.

In the WUTP district, there shall be provided a lot area of not less than one acre and a lot width of not less than one hundred feet.
(Ord. No. 1747A, § 1, 9-15-2009)

19.38.060 Floor area ratio.

In the WUTP district, the floor area ratio shall not exceed ~~1.5~~3.0. ~~SEEMS TOO LOW – WHY NOT 2 OR 3 – WHY NOT A FOUR STORY BUILDING~~
(Ord. No. 1747A, § 1, 9-15-2009)

19.38.070 Yard requirements.

Minimum required yards for principal buildings, outside storage areas, parking lots, and dumpsters in the WUTP district are:

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1. Front yard--~~Twenty-five~~fifteen feet, except ~~fifty feet on any roadway with a right-of-way of eighty feet or greater existing at the time of development or~~ as indicated on the city's official map.
2. Side yard--Each side, fifteen feet. On corner lots, ~~fifty~~ thirty feet for side yard adjoining an arterial highway and twenty-five feet for side yard adjoining other streets.
3. Rear yard--Thirty feet.
4. Environmental corridor or wetland yard. Adjacent to any mapped environmental corridor, as defined by the Southeastern Wisconsin Regional Planning Commission, or a delineated wetland as approved by the agency with jurisdiction--Thirty feet.
5. Parking lots and associated circulation drive aisles may extend into normal interior side or rear yard setbacks, but not into front or street side yard setbacks.
(Ord. No. 1747A, § 1, 9-15-2009)

19.38.090 Lot coverage.

There is no maximum percentage lot coverage. Building size and locations must still conform to the other regulations. ~~Minimum landscaped surface area is thirty percent.~~
(Ord. No. 1747A, § 1, 9-15-2009)

19.38.100 Building height.

Maximum building height in the WUTP district is ~~four stories or sixty feet, whichever is less~~100 feet, except as may be otherwise approved by the architectural review committee upon the finding that such increased height will not be detrimental to the character of the park or adjoining buildings and uses.
(Ord. No. 1747A, § 1, 9-15-2009)

19.38.110 Development standards.

In the WUTP district, the following development standards shall apply, in addition to any standards that may be required by covenant:
1. Building design and materials. The exterior appearance of any building constructed in this district shall be compatible with that of adjoining structures within the district, especially as it relates to rooflines and building materials. Permitted materials shall include masonry, concrete, stone, Exterior Insulation and Finish System (EIFS), Dry-vit, glass, and decorative architectural grade metal as a design detail, except where other quality materials are also allowed by the architectural review committee.
2. Accessory off-street parking and loading. Accessory off-street parking lots, loading berths, and access driveways shall be located, designed and improved so as to provide for safe and convenient access from adjoining streets, safe and convenient circulation within the site, and an aesthetically pleasing site design. Parking lots and access driveways shall be designed and located so that such facilities do not provide a direct unlandscaped view from the street to the parking lot or access driveway.
3. Landscaping and site development. To provide a park-like setting, all lots shall be landscaped, including the provision of canopy-type shade trees. When adjacent, connected, or within 30 feet of an environmental corridor or environmental corridor buffer :~~Where possible,~~ all existing mature, healthy trees shall be retained and protected, where ~~during~~possible, during construction as per City of Whitewater Forestry Guidelines. (WIDTH OF ENVIRONMENTAL CORRIDOR BUFFER NEEDS TO BE IDENTIFIED FROM OTHER REGULATIONS) All land areas not covered by buildings, structures, storage areas, parking lots, loading areas and driveways, shall be landscaped and maintained. Landscaping shall mean decorative plazas, mounds, environmental preserves, enhancements of wetlands, stormwater features designed as landscape enhancements, features incorporated into the landscape for the

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purpose of improving sustainability of the site, pools or the planting of grass, shrubs, trees and other plant materials or other comparable surface cover.

4. Storage areas. All storage, except for licensed motor vehicles in operable condition, shall be within completely enclosed buildings or effectively screened from adjoining properties and public rights-of-way by an opaque screening wall or fence with such wall or fence not less than six feet nor more than eight feet in height, and no materials stored shall exceed the height of such screening wall or fence. All outside storage areas shall be located to the rear of buildings and shall be limited to not more than five percent of the total lot area. Landscaping shall be required on the outside of the opaque screen wall or fence.

5. Signs. All signs shall meet applicable standards in Chapter 19.54, and the specific requirements set forth for the M-1 district in the table contained in 19.54.052.

a. No ground sign shall exceed a maximum height of eight feet and a maximum gross area of forty-eight square feet. All ground signs shall be incorporated in the landscape plan, including the provision of plant materials at the base of such signs.

6. Prohibited site uses. No use shall be so conducted as to cause the harmful discharge of any waste materials into or upon the ground, into or within any sanitary or storm sewer system, into or within any water system or water, or into the atmosphere. All uses shall be conducted in such a manner so as to preclude any nuisance, hazard, or commonly recognized offensive conditions or characteristics, including creation or emission of dust, gas, smoke, noise, fumes, odors, vibrations, particulate matter, chemical compounds, electrical disturbance, humidity, heat, cold, glare, or night illumination. ~~Prior to issuance of a zoning permit or occupancy permit, the zoning administrator may require evidence that adequate controls, measures, or devices have been provided to ensure and protect the public interest, health, comfort, convenience, safety, and general welfare from such nuisance, hazard, or offensive condition.~~

7. Uses required to be enclosed. All business, servicing, or processing shall be conducted within completely enclosed buildings, except for the following:

a. Off-street parking and off-street loading;

b. Drive-up service windows for banks and other financial institutions.

8. Truck parking. Parking of trucks as an accessory use, when used in the operation of a permitted business, shall be limited to vehicles of not over one and one-half tons of capacity when located within one hundred fifty feet of a residential district boundary line.

(Ord. No. 1747A, § 1, 9-15-2009)

Chapter 19.39 ~~PCD~~PD PLANNED ~~COMMUNITY~~ DEVELOPMENT DISTRICT*

Sections:

19.39.010 Purpose and intent.
19.39.020 Permitted uses.
19.39.030 Lot, building, yard and parking requirements.
19.39.040 Proposed developments--Criteria for approval.
19.39.050 Procedures for rezoning, general development plan, and specific implementation plan approval.
~~19.39.055 Design standards for traditional neighborhood developments (PCDPD-TND).~~
19.39.060 Modifications and changes.
19.39.070 Park fees.

* Prior Ordinance History: Ords. 994, 1452, and 1481.

19.39.010 Purpose and intent.

A. The planned ~~community~~ development (PD) district is established to promote improved environmental design and innovative uses of land in the city. To this intent, this district allows variation

in the relationship of uses, structures and open spaces in developments conceived and implemented as cohesive, unified projects.

B. The PD District is intended to allow desirable innovative development activities that demonstrate cohesive site planning higher quality urban design, architectural design, and public places. This district is also intended to facilitate developments which would add substantially to the net economic value of the community (as determined by measuring the expected short-term and long-term costs and revenues). This district is not intended solely to simply circumvent the intent of other zoning districts, or seek variance from other district regulations or avoid practices consistent with the general health and social and economic value of the neighborhood or immediate context..

~~C. The Traditional Neighborhood Development (TND) option of the PCD District is intended to promote the development and redevelopment of land consistent with the design principles of traditional neighborhoods. Lands developed under the traditional neighborhood option of the PCD District shall be labeled as PCD-TND on the zoning map. Specifically, a traditional neighborhood development:~~

~~1. Is compact;~~

~~2. Is designed for the human scale (sizes of buildings in proportion to sizes of people);~~

~~3. Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another;~~

~~4. Provides a mix of housing styles, types, and sizes to accommodate households of all ages, sizes, and incomes;~~

~~5. Incorporates a system of relatively narrow, interconnected streets with sidewalks and paths that offer multiple routes for motorists, pedestrians, and bicyclists within and through the neighborhood;~~

~~6. Retains, to the extent reasonably practical, existing buildings with historical or architectural features that enhance the visual character of the community;~~

~~7. Incorporates significant environmental features into the design; and~~

~~8. Is consistent with the City of Whitewater's comprehensive (master) plan.~~

~~(Ord. 1511 § 2(part), 2002).~~

19.39.020 Permitted uses.

In the PD District, any permitted or conditional use in any of the other districts in this title, or mix of uses, may be permitted subject to the criteria listed below. ~~Within a PCD-TND District,~~ T~~t~~he mix of permitted uses shall be further defined by Section 19.39.055(A). Any plans, uses, or requirements approved by the city as part of a PD general development plan or specific implementation plan shall be construed to be and enforced as part of this title.

(Ord. 1511 § 2(part), 2002).

Permitted uses, subject to the criteria listed below, also include large retail and commercial service developments (with 8~~5~~0,000 square feet or more on the ground floor). All large format retail developments shall include, as part of the PD, specific ~~provisions~~plans for short-term and long-term ~~reclamation~~redevelopment of the PD if and when the initial retail development should diminish in economic activity and value. Diminishment of economic activity and value shall include: (a) vacancy of 25% or more of the primary buildings, (b) new uses of the primary buildings which result in a significant reduction of property value, and (c) new uses which result in a material decrease in use of the buildings by customers and thereby reduce the viability of surrounding economic activities. Such plans should be achievable with no ~~significant~~significant ~~no~~ cost to the City and in a manner that protects the economic value of adjacent development.

19.39.030 Lot, building, yard and parking requirements.

In the PD District, there shall be no specified lot area, lot width, yard, height, parking or open space requirements. Recommendations to be discussed are ~~Within a PCD-TND District, the lot, building, yard, and parking requirements shall be further~~ defined by Sections 19.39.055(A~~B~~) through (G). Any lot, building, yard, or parking requirements approved by the city as part of a PD general development plan or specific implementation plan shall be construed to be and enforced as part of this title.
(Ord. 1511 § 2(part), 2002).

19.39.040 Proposed developments--~~Criteria~~issues for ~~approval~~consideration.

As a basis for determining the acceptability of applications for rezoning to the PD District, and with regard to the principles of Traditional Neighborhood Development the following criteria shall be ~~applied~~ considered in the review of~~to~~ the proposed development (these are not requirements, but issues to be considered by all parties involved in the PD review and approval process:

A. ~~The proposed development shall be compatible with the physical nature of the site with particular concern for preserving natural features, existing~~Compatibility with vegetation and topography and ~~compatible~~ with the visual character of the surrounding buildings in the neighborhood or district context
.

B. ~~The proposed development shall be an~~The value of the proposed project ~~asset~~ to the community aesthetically and the way in which the~~. The~~ buildings ~~and uses shall~~ blend, harmonize, improve, and/or complement ~~in with~~ the surrounding neighborhood.

C. ~~The~~ Impact on~~proposed development shall not create a~~ traffic or parking ~~demand~~ with regard to the surrounding area, ~~incompatible with existing or~~ proposed facilities, the~~. The~~ width and location of streets, the appropriateness of ~~other~~ paving and lighting ~~should~~ relative ~~be appropriate~~ to ~~the~~ proposed uses ~~proposed~~and the surrounding area, and~~. In no case shall standards be less than those necessary to insure~~ public safety as determined by the city.

D. ~~The~~ Impact of the proposed development ~~shall~~ upon~~not place avoidable stress on~~ the C~~c~~ity's water supply, sanitary sewer and storm water drainage systems.

E. ~~The proposed development shall make adequate~~ P~~p~~rovisions for the ~~permanent~~ long-term preservation and maintenance of open space.

F. Compactness of the development

G. Integration of different uses, including residential, commercial, civic, and open space; the desirable proximity of uses to one another; the degree to which the mix of uses accommodates the needs of different types of people, ages, and social groups

H. Preservation and/or reuse of existing buildings and buildings with historical or architectural features that enhance the visual character of the community;

I. Incorporation of significant environmental features into the design; and

J. General consistency with the City of Whitewater's comprehensive (master) plan.

(Ord. 1511 § 2(part), 2002).

~~F. For a PCD-TND development, the minimum zoning district area shall be five acres and the design shall meet the requirements of Section 19.39.055.~~

(Ord. 1511 § 2(part), 2002).

19.39.050 Procedures for rezoning, general development plan, and specific implementation plan approval.

A. Step 1: Procedure for Rezoning.

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1. The procedure for rezoning to the PD District shall be the same as for any other zoning district change (see Chapter 19.69), except that in addition, twenty copies of a general development plan shall be submitted to and approved by the city council following a recommendation by the plan commission. The general development plan of the proposed project shall include the following.

a. A site inventory and analysis map with topography at two foot contours to identify site assets, resources, and constraints, including but not limited to floodplains, wetlands, soils with limitations for building development, utility easements, slopes greater than fifteen percent, and existing trees over four inches in diameter;

b. A conceptual site plan or neighborhood development plan, at a scale of no less than one inch equals one hundred feet, which indicates ~~existing and~~ proposed building outlines within the context of the surrounding streets and blocks, location of streets, options (if any) for cross-easements, driveways, parking areas (including options, if any, for shared parking), sidewalks and bicycle paths, service access areas for receiving material and trash removal, and other impervious surfaces;

c. A utility feasibility analysis, including a map showing the general locations of proposed public utility connections;

d. The location of recreational and open space areas reserved or dedicated to the public;

e. A conceptual landscape plan showing general locations and types of proposed landscaping, including maintenance of existing vegetation where appropriate;

f. A phasing plan, where applicable;

g. A conceptual stormwater management plan identifying the proposed patterns of major stormwater run-off, locations of stormwater infiltration areas, and other significant stormwater management features;

h. Typical proposed ~~budding~~ building elevations identifying the architectural style(s) of the development shown in the context of street elevations that depict several of the buildings on each side of the proposed building ;

i. A written report that provides general information about the site conditions, development objectives, covenants, conservation easements, or agreements that will influence the use and maintenance of the proposed development may be required for larger or more complex projects;

j. Any other data required by the plan commission in order to evaluate the development.

2. Upon city council approval and adoption of the general development plan and associated zoning change to the PD District ~~or PCD-TND District~~, all plans submitted as well as other commitments, conditions of approval, restrictions and other factors pertinent to assuring that the project will be carried out as presented, shall be filed with the zoning administrator and shall be referred to in regard to enforcement or modification of the general development plan.

3. If applicant does not submit and have approved at least one specific implementation plan for a planned ~~community~~ development within two years of city approval of a rezoning to the planned ~~community~~ development district ~~or PCD-TND District~~, the previously approved general development plan shall be considered null and void. A new petition and approval process shall be required to obtain approval of the same or a revised general development plan.

B. Step 2: Specific Implementation Plan Approval.

1. Detailed plans, described below under the Specific Implementation Plan (SIP) submittal requirements, are not required to be submitted at the time the ~~PDD~~PD ~~or PCD-TND~~ zoning is approved; however, the GDP and SIP review process may be combined and made faster by doing so. Before any building permit is issued, the plan commission shall review and approve an SIP. If the approved GDP specified that development of the site would proceed in phases, the plan commission may approve an SIP covering only a portion of the previously approved GDP area. The applicant shall file twenty copies of the SIP with the plan commission. In addition to meeting all application requirements for plan review under Section 19.63.020, the SIP application shall include the following:

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a. Where a land division or lot consolidation is proposed, a final plat or CSM of the entire development area included in the SIP, meeting all requirements of Chapter 18, the city's land division and subdivision regulations;

b. For multi-lot PD's, a detailed neighborhood development plan showing the arrangement, design, and uses of different lots, buildings, driveways, parking areas, parks and open spaces, and paths.

c. Typical elevations or detailed design standards for single- and two-family residential buildings and detailed elevations of all proposed non-residential, mixed use, and multi-family residential buildings. Such detailed elevations shall meet the requirements of Section 19.63.020 and identify all wall signs; the percentage of ground floor commercial facade in windows; and the location, height and materials for screening walls and fences, including those proposed to surround outdoor trash and recyclable storage areas, electrical, mechanical and gas metering equipment, and rooftop equipment; where building construction is not imminent, detailed design standards that will apply to all non-residential buildings may substitute for detailed elevations, if approved by the zoning administrator;

d. Signage plans demonstrating a unified or compatible sign design theme for major signage in the PD~~D-TND~~;

e. A detailed storm water management and erosion control plan;

f. Arrangements, bylaws, provisions or covenants which govern the organizational structure, use, architectural standards, maintenance and continued protection of the planned~~ community~~ development.

2. At a regular meeting, the plan commission shall approve, conditionally approve with changes consistent with the approved general development plan, or reject the SIP. An SIP for a ~~PCD~~PD~~D-TND~~ development that is consistent with the GDP and meets other applicable ordinance provisions shall be entitled to approval or conditional approval. A final plat or certified survey map associated with the development may also be subject to city council approval under the provisions of Chapter 18. Upon final approval of the SIP, it shall be filed with the zoning administrator, and shall be referred to in regard to enforcement of modification of the development plans. All covenants, restrictions or contractual agreements with the city shall be recorded with the register of deeds before final issuance of building permits.

3. If an applicant does not commence construction within one year after city approval of an SIP for a planned ~~community~~ development~~ or PCD-TND development~~, or complete construction within two years of approval of the SIP, the previously approved SIP shall be considered null and void; except where the plan commission approves an alternative phasing plan with the SIP. A new petition and approval process shall be required to obtain SIP approval.

(Ord. 1511 § 2(part), 2002).

~~**DISCUSSION – interconnectivity?**~~

~~**19.39.055 Design standards for traditional neighborhood developments (PCD-TND districts).**~~

~~PCD~~PD~~-TND developments that meet the following design standards and any other applicable ordinance provisions shall be entitled to approval or conditional approval:~~

~~A. Allowed Required Mix of Uses. A traditional neighborhood development shall consist~~~~should consist~~ ~~of a mix of residential uses, a mixed use area, and open space areas as provided below:~~

~~1. Allowed Mix of Residential Uses. A mix of two or more of the following uses are encouraged~~~~shall be proposed within the PCD~~PD~~-TND:~~

~~a. Single-family Detached Dwellings. Minimum lot size shall~~ ~~should~~ ~~be four thousand five hundred square feet. Minimum lot width shall~~ ~~should~~ ~~be forty-five feet with an attached garage and forty feet with a detached garage. Dwellings within condominium developments shall~~ ~~should~~ ~~be subject to similar density standards.~~

~~b. Single-family attached dwellings, including duplexes, townhouses, and row houses. Minimum lot size shall equals three thousand five hundred square feet per dwelling unit. Minimum lot width shall~~ ~~should~~

equal thirty feet per dwelling unit. Dwellings within condominium developments shall should be subject to similar density standards.

c. Multi-family dwellings, including senior housing. Minimum lot size shall equals one thousand two hundred fifty square feet for each efficiency dwelling unit, with an additional two hundred fifty square feet of lot area required for each additional bedroom in the dwelling unit.

d. "Special needs" housing, including community living arrangements and assisted living facilities on lots of suitable size to accommodate the project.

2. Allowed Mixed-Use Area. A mixed-use area is encouragedshall be included within the PCD-TND. At least ninety percent of the residences within the PCD-TND shall be within 1/4 mile from a mixed-use area within or outside of the project. The total gross land area of nonresidential development uses, including off-street parking areas, shall not exceed twenty-five percent of the area of the entire PCD-TND. A mixed-use area should within the PCD-TND shall include a mix ofor two or more of the following uses:

a. Commercial uses, such as services, retail, restaurants, and accommodations. Individual businesses shouldshall not exceed six thousand square feet each in primary floor area.

b. Attached residential dwellings, including single-family attached, multi-family, second-story residential units, live/work units, and "special needs" housing.

c. Civic or institutional uses, such as municipal offices, libraries, post offices, places of worship, and educational facilities.

d. Small open space areas, such as a central square, neighborhood park, or playground.

3. Open Space Area. Protected common open space, in public or private ownership, shouldshall beshould be incorporated into the PDCD-TND. At least fifteen ten percent of the gross land area of the PCDPDD-TND must should remain as permanently protected common open space, not including private yards. Large outdoor recreation areas should generally be located at the periphery along streets of the PCDPDD-TND rather than a central, less accessible, location. Open spaces may include environmental corridors, other protected natural areas, parks, or stormwater facilities. At least ninety percent of the residences within the PCDPDD-TND shouldshall be within one-fourth mile from a protected common open space area or central neighborhood feature. The PCDPDD-TND isshall be subjectis subject to all city parkland dedication and fee requirements.

B. Stormwater Management. The design and development of the PCDPDD-TND shall meet the requirements of the city's stormwater management ordinance and demonstrate the following principles:

1. Minimize off-site stormwater runoff;

2. Promote on-site filtration;

3. Utilize natural stormwater management systems wherever practical;

4. Utilize stormwater management Best Management Practices (BMPs);

5. Minimize the discharge of pollutants to ground and surface water; and

6. Maintain and protect natural topography and existing land cover to the extent reasonably practicable.

C. Lot and Block Design Standards.

1. Block and Lot Size Diversity. Street layouts shouldshall provide for perimeter blocks that are a maximum of four hundred feet deep and eight hundred feet long. A variety of lot sizes in accordance with subsection (A)(1) shall be provided to facilitate housing choice and meet the requirements of people with different housing needs.

2. Building Setbacks.

Table 1: Building Setbacks

TABLE INSET:

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~~Use Area~~	~~Maximum Front Yard Setback~~	~~Minimum Building Separation~~
~~Mixed Residential Area~~	~~25 feet~~	~~150 feet [2]~~
~~Mixed Use Area~~	~~15 feet [1]~~	~~150 feet [2]~~

~~1. Commercial, civic or institutional buildings should generally abut the sidewalks in the mixed-use area.~~
~~2. Minimum building separation standards shall substitute for required side and rear lot setbacks.~~
~~D. Circulation Standards. The circulation system shallshould allow for different modes of transportation, provide functional and visual links among the residential areas, mixed-use area, and open space areas within the PCDPDD TND; connect to existing and proposed development outside the PCDPDD TND; provide adequate traffic capacity, provide connected pedestrian and bicycle routes including off-street paths or bicycle lanes on streets; control through traffic; limit direct lot access on streets with higher expected traffic volumes; and promote safe and efficient mobility, throughout the neighborhood. More specific design standards that shallshould be met are as follows:~~
~~1. Pedestrian Circulation. Convenient and continuous pedestrian circulation systems, including walkways and paths, that minimize pedestrian-motor vehicle conflicts are encouraged shall be provided throughout the PCDPDD TND through the following design characteristics:~~
~~a. Where feasible, any existing pedestrian routes through the site shall should be preserved and enhanced.~~
~~b. All streets, except for alleys, shouldshall be bordered by sidewalks on both sides in accordance with the specifications listed in Table 2.~~
~~c. Clear and well lighted walkways shouldshall connect building entrances to the adjacent public sidewalk and to associated parking areas.~~
~~d. Sidewalks and walkways shouldshall comply with the applicable requirements of the Americans with Disabilities Act.~~
~~e. Intersections of sidewalks with streets shouldshall be designed with clearly defined edges. Crosswalks shouldshall be well lit and clearly marked with contrasting paving materials at the edges, raised pavement or with striping. Curb bulb-outs, median refuges, and other related techniques should also be incorporated along collector streets and at key intersections to shorten the pedestrian crossing distance.~~
~~f. Where necessary to maintain the continuity of the pedestrian circulation system, between-lot walkways or paths may be required.~~
~~2. Bicycle Circulation. Facilities for bicycle travel shouldshall be included in the project, and may include off-street bicycle paths (generally shared with pedestrians and other non-motorized users), separate striped, bicycle lanes on streets per Table 2, signed bicycle routes, or some combination. Any existing bicycle routes through the site shallshould be preserved, enhanced, or relocated if necessary. Selected bicycle routes and facilities shouldshall implement the recommendations in the City of Whitewater comprehensive bikeway plan. The developer may be required to dedicate land or easements and construct bicycle and pedestrian facilities.~~
~~3. Motor Vehicle Circulation. Motor vehicle circulation shouldshall be designed to minimize conflicts with pedestrians and bicycles. Traffic calming features such as curb extensions, traffic circles, and medians are encouraged slow traffic speeds on local streets.~~
~~a. Street Hierarchy. Arterial streets should generally not bisect a PCDPDD TND. Other streets within a PCDPDD TND shouldshall be classified as follows: Collector streets are intended to be used to carry traffic from minor streets to arterial streets, include the principal entrance street to a residential development, and may be subject to access controls. Minor streets are intended to be used primarily for access to abutting properties, and are usually not subject to access controls. Alleys are special public ways affording secondary access to abutting properties.~~

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~~b. Minimum Street Design Standards. Minimum street design standards for a PCDPDD-TND shouldshall be in accordance with Table 2 and the graphic that follows.~~

~~Table 2: Minimum Street Design Requirements in a Traditional Neighborhood Development~~

~~TABLE INSET:~~

~~Type of Street~~	~~Street Width, curb-face to curb-face feet~~	~~Curb & Gutter~~	~~Street Terrace~~	~~Sidewalks~~	~~Bicycle Lanes~~
~~Collector Street~~	~~36 (2-sided parking)~~	~~Both sides, 2 feet wide~~	~~Both sides, min. 8 feet wide~~	~~Both sides, min. 5 feet wide*~~	~~Where required, add 4 foot wide lanes~~
~~—~~	~~320 (1-sided parking)~~	~~—~~	~~—~~	~~—~~	~~—~~
~~—~~	~~24 (no parking)~~	~~—~~	~~—~~	~~—~~	~~—~~
~~Minor Street~~	~~3628 (2-sided parking)~~	~~Both sides, 2 feet wide~~	~~Both sides, min. 6 feet wide~~	~~Both sides, min. 5 feet wide*~~	~~None~~
~~—~~	~~3226 (1-sided parking)~~	~~—~~	~~—~~	~~—~~	~~—~~
~~—~~	~~240 (no parking)~~	~~—~~	~~—~~	~~—~~	~~—~~
~~Alley~~	~~2014 (no parking)~~	~~None~~	~~None~~	~~None~~	~~None~~

~~*The city also requires one foot between the edge of the sidewalk and the property line.~~

~~**GRAPHIC LINK:Click here**~~

~~c. Street Layout. The PCDPDD-TND should maintain the existing street grid, where present, and restore any disrupted street grid where feasible. The orientation of streets shallshould enhance the visual impact of common open spaces and prominent buildings, create lots that facilitate passive solar design, minimize street gradients, and minimize the use of double frontage lots. All streets shallshould extend through the development or terminate at other streets, except minor streets may temporarily "dead end" when such streets act as connections to future phases or other sites outside the PCDPDD-TND and may permanently terminate in a cul-de-sac only where there will be a through connection via a pedestrian way or bicycle path at the terminus.~~

~~d. Parking Requirements. All PCDPDD-TNDs shall meet the parking requirements of Section 19.51.130; the city may allow adjacent on-street parking to apply toward the minimum parking requirements. Off-street parking lots for shared or community use are encouraged. For multi-family buildings and in the required mixed-use area, off-street parking lots may not be adjacent to or opposite from a street intersection and shall be located to the rear or sides of buildings. If located to the side of a building, screening from the public street shallshould be provided as specified in Section 19.57.150. All~~

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~~businesses, civic uses, and multi-family residences shall~~should ~~provide adequate bicycle parking areas and facilities to serve their expected customer or resident base.~~

~~e. Service Access. All PCD~~PDD ~~TNDs shall~~should ~~meet the loading requirements of Section 19.51.020. In addition, site and neighborhood development plans shall~~should ~~provide a direct route to service or loading dock areas, while minimizing the movement of loading vehicles through parking areas.~~

~~f. Paving. All PCD~~PDD ~~TNDs shall~~should ~~meet the parking lot surfacing requirements of Section 19.51.110. In addition, reduction of impervious surfaces through the use of interlocking pavers is strongly encouraged for areas such as remote parking lots and parking areas for periodic uses.~~

~~g. Parking area landscaping and screening. All parking and loading areas fronting and within fifteen feet of public street rights-of-way, residential districts, or residential uses shall~~should ~~meet the screening requirements of Section 19.57.140. The corners of parking lots, "islands," and all other areas not used for parking or vehicular circulation shall~~should ~~be landscaped and curbed. Such spaces may also include architectural features such as benches, kiosks or bicycle parking. Parking lots containing more than 30 spaces shall~~should ~~be broken up into smaller pods including not more than 30 spaces each, with the pods separated from another by landscaped areas or buildings.~~

~~E. Architectural Standards. A variety of architectural features and building materials is encouraged to give each building or group of buildings a distinct character, while maintaining a compatible design theme throughout the PCD~~PDD ~~TND. More specific design standards that shall~~should ~~be met are as follows:~~

~~1. Existing Structures. Existing structures, if determined to be historic, architecturally, or culturally significant, shall~~should ~~be protected from demolition or encroachment by incompatible structures or land development, to the extent reasonably practical. The U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Properties shall~~should ~~be used as the criteria for renovating historic or architecturally significant structures.~~

~~2. New Structures.~~

~~a. Height. New structures within a PCD~~PDD ~~TND shall~~should ~~be no more than three stories for single-family detached dwellings and attached dwellings, and six stories for commercial, multi-family dwellings, or mixed use buildings. Buildings within the mixed use area shall~~should ~~additionally meet the standards depicted in Figure 3.~~

~~**GRAPHIC LINK:Click here**~~

~~b. Entries and Facades. Similar architectural features, materials, and the articulation of a building facade shall~~should ~~be continued on all sides visible from a public street. The front facade of the principal building shall face onto the street yard of a public street, not directly toward a parking lot. As buildings are moved closer to the street and to each other, special attention should be paid to design details, house details, and landscaping. Compatible building designs or guidelines shall~~should ~~be followed for new structures on opposite sides of the same street. Porches, pent roofs, roof overhangs, hooded front doors or other similar architectural elements shall define the front entrance to all residences. For nonresidential buildings, a minimum of fifty percent of the public street facade(s) on the ground floor shall be transparent, consisting of window or door openings.~~

~~3. Garages. Residential garages shall either be set back a minimum of four feet to the rear of the main front facade of the dwelling structure (not including porches or other projections) or utilize side-entry layout to ensure that the garage does not dominate the view from the street, per the standards illustrated in Figure 4. Varied garage setbacks along alleys are encouraged to create a more interesting streetscape and avoid cramped, monotonous, and claustrophobic alleys.~~

~~**GRAPHIC LINK:Click here**~~

~~4. Signage. Business signs, entrance monuments, and other major signs within a PCD~~PDD ~~TND~~ should ~~shall share a common or compatible style, which may be demonstrated by similarities in sizes, shapes, and/or materials. In addition, all signage for mixed residential areas shall~~should ~~meet the technical~~

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~~requirements of Chapter 19.54 applicable to the R-3 District and all signage for other areas in the PCDPDD-TND shallshould meet the technical requirements applicable to the B-2 District, except that the maximum height of a freestanding sign shallshould be six feet and the maximum area of a freestanding sign shallshould be thirty-two feet.~~

~~5. Exterior Lighting and Utilities. The styles of proposed street and private lot lighting shallshould be compatible with one another. All exterior lighting within the PCDPDD-TND shallshould meet the technical lighting requirements of Section 19.57.150. Street lighting shallshould be provided on both sides of all streets at intervals of no greater than seventy-five feet. More, smaller street lights as opposed to fewer, high intensity lights, are encouragedshould be used. All new public and private utility installations shallshould be underground.~~

~~F. Landscaping and Screening Standards. Overall composition and location of landscaping shallshould complement the scale of the development and its surroundings. In general, larger, well-placed contiguous planting areas areshall be preferredare preferred to smaller, disconnected areas. More specific landscape standards that shall be met are as follows:~~

~~1. Street Trees. An average, minimum of one deciduous tree per thirty-five feet of public street frontage shall be required. Street tree placements may be clustered or adjusted to achieve a particular design objective or account for curb openings, street lighting, and other obstructions. Trees should preferably be located between the sidewalk and the curb, within the landscaped area of a boulevard, or in tree wells installed in pavement or concrete. If placement of street trees within the right-of-way will interfere with pre-existing utility lines, trees may be planted within the private street yard adjacent to the sidewalk.~~

~~2. Landscape Materials. All plant materials shallshould meet the minimum standards set forth by the American National Standards Institute in ANSI Z60.1 American Standard for Nursery Stock. Landscape species shallshould be indigenous or proven adaptable to the climate, but shallshould not be invasive.~~

~~3. Minimum Planting Size. Minimum size at time of planting shallshould be as specified in Table 3.~~

~~Table 3: Minimum Size Standards for Landscaping~~

~~TABLE INSET:~~

~~Plant Type~~	~~Minimum Size at Time of Planting~~
~~Evergreen tree~~	~~4 feet in height~~
~~Deciduous canopy tree~~	~~2 inch caliper 1 (street trees may be 1.5 inch)~~
~~Small deciduous/ ornamental tree~~	~~1.5 inch caliper 1 or 4 feet in height~~
~~Evergreen or deciduous shrubs~~	~~2 feet unless mature height is less than 4 feet~~

~~Note:1 For the purpose of caliper size, the diameter of the tree shallshould be measured 6 inches above ground level.~~

~~4. Landscape Screening. Where screening is required by this ordinance, it shallshould meet the requirements of Section 19.57.140.~~

~~(Ord. 1511 § 2(part), 2002).~~

19.39.060 Modifications and changes.

Any subsequent change of use of any parcel of land or addition or modification of any approved development plans ~~shall~~should be submitted to the plan commission for approval. Minor changes can be granted by the plan commission. Major changes that involve changes to the general intent of the project as expressed in the approved GDP shall be made by the city council as specified in Chapter 19.69. A conditional use permit will be required if the total building coverage of a new or remodeled

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single-family detached dwelling, including the garage, exceeds sixty percent of the lot area within a ~~PCD~~PDD~~D TND~~ District.
(Ord. 1511 § 2(part), 2002).

19.39.070 Park fees.

All residential development shall be subject to a park acquisition fee of two hundred fourteen dollars per dwelling unit in 2001 and a park improvement fee of five hundred five dollars per dwelling unit in 2001, payable before a building permit is issued. The amount of these fees may be reduced by any fee amount previously paid or credited at the time of subdivision. The park acquisition fee may also be reduced if sufficient land area was provided for park purposes at the time of subdivision, based on the calculations in section 18.04.030(a)(1) of the Whitewater Municipal Code. The fee amounts shall be adjusted during the first quarter of each year by a percentage equal to the rate of consumer inflation based on the percent of yearly change for the previous year for the Milwaukee metropolitan area, as reported by the U.S. Department of Labor, Bureau of Labor Statistics.
(Ord. 1511 § 2(part), 2002).

Chapter 19.42 AT AGRICULTURAL TRANSITION DISTRICT

Sections:

19.42.010 Purpose.
19.42.020 Permitted uses.
19.42.030 Conditional uses.
19.42.040 Lot area.
19.42.050 Yard requirements.
19.42.060 Building height.
19.42.070 Existing residences.

19.42.010 Purpose.

The purposes of the AT agricultural transition district are to provide for the orderly transition of agricultural land to other uses in areas planned for eventual city expansion. This district is generally intended to apply to lands located in the city where such lands are predominantly in agricultural or open space use but where conversion to nonagricultural use is expected to occur in the ~~forseable~~foreseeable future.
(Ord. 994 § 3.15(part), 1982).

19.42.020 Permitted uses.

Permitted uses in the AT district include:

A. Dairying, floriculture, orchards, plant nurseries, truck farming, sod farming, horticulture, grazing, greenhouses, forest and game management, livestock and poultry raising (except for commercial operations), road-side stands not exceeding one per farm, and similar agricultural uses;

B. Two single-family dwelling units for resident owner/operators and their children, siblings, and parents or laborers principally engaged in conducting a permitted or approved conditional use;

C. The second or greater wireless telecommunications facility located on an alternative support structure already supporting a wireless telecommunications facility or on a pre-existing wireless telecommunications facility, per the requirements of Chapter 19.55.

(Ord. 1499 § 20, 2001; 994 § 3.15(A), 1982).

19.42.030 Conditional uses.

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Conditional uses in the AT district include:

A. Fish and fur farms, beekeeping, commercial livestock and poultry operations, livestock sales facilities, veterinary services for farm animals, and similar agricultural uses;

B. Housing for seasonal farm laborers;

C. Airports;

D. Mineral extraction;

E. More than two single-family dwelling units for residential owner/operators and their children and parents or laborers principally engaged in conducting a permitted approved conditional use;

F. The first wireless telecommunications facility located on an alternative support structure only, per the requirements of Chapter 19.55.

(Ord. 1499 § 21, 2001; 994 § 3.15(B), 1982).

19.42.040 Lot area.

Minimum lot area in the AT district is as follows:

A. Farm units, minimum thirty-five acres;

B. Additional farm-related housing, minimum twenty thousand square feet.

(Ord. 994 § 3.15(C), 1982).

19.42.050 Yard requirements.

Minimum yard requirements for the AT district are as follows:

A. Additional farm-related housing shall comply with the provisions of the R-1 residential district;

B. Farm buildings:

1. Side yard, minimum fifty feet;
2. Rear yard, minimum fifty feet.

(Ord. 994 § 3.15(D), 1982).

19.42.060 Building height.

Maximum building height for the AT district is two times their distance from adjacent lot lines.

(Ord. 994 § 3.15(E), 1982).

19.42.070 Existing residences.

Pre-existing residences in the agricultural transition district that do not conform to district standards may be continued in residential use and are not subject to the limitations of Chapter 19.60, Nonconforming Uses.

(Ord. 994 § 3.15(F), 1982).

Chapter 19.45 C-1 SHORELAND WETLAND DISTRICT

Sections:

19.45.010 Purpose.
19.45.020 Permitted uses.
19.45.030 Conditional uses.
19.45.040 Prohibited uses.

19.45.010 Purpose.

The 6-1 shoreland wetland district is intended to preserve, protect, and enhance the ponds, streams, and wetland areas within the shoreland jurisdiction of the city. The preservation, protection, and enhancement of these areas will serve to maintain safe and healthful conditions; maintain and

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improve water quality, both ground and surface; prevent flood damage; control storm water runoff; protect stream banks from erosion; protect groundwater recharge and discharge areas; protect wildlife habitat; protect native plant communities; avoid the location of structures on soils which are generally not suitable for use; and protect the water-based recreation resources of the city.

The C-1 shoreland wetland district, as shown on the zoning map, includes all wetlands within the shorelands, as defined in this title, in the city. The boundaries were determined from the Wisconsin Wetland Inventory Map for the City of Whitewater, dated July 2, 1987, and stamped "FINAL."
(Ord. 1196 § 1(part), 1990).

19.45.020 Permitted uses.

Permitted uses in the C-1 district are limited to the following:

A. Hiking, fishing, trapping, swimming and boating, unless prohibited by other laws and ordinances;

B. Harvesting of wild crops, such as marsh hay, ferns, moss, wild rice, berries, tree fruits and tree seeds, in a manner that is not injurious to the natural reproduction of such crops, and that does not involve filling, flooding, draining, dredging, ditching, tiling, or excavating;

C. Silviculture, including the planting, thinning, and harvesting of timber, provided that no filling, flooding, draining, dredging, ditching, tiling, or excavating is done except for temporary water level stabilization measures to alleviate abnormally wet or dry conditions which would have an adverse impact on silvicultural activities if not corrected;

D. Construction and maintenance of fences;

E. Agricultural crops and grazing provided that they do not involve extension of cultivated areas, extension of or creation of new drainage systems, and further provided that they do not substantially disturb or impair the natural fauna, flora, topography, or water regimen;

F. Ditching, tiling, dredging, excavating, or filling done to maintain or repair an existing drainage system only to the extent necessary to maintain the level of drainage required to continue the existing use;

G. The construction and maintenance of piers, docks, and walkways, including those built on pilings;

H. The maintenance, repair, replacement, and reconstruction of existing streets, roads, and bridges.
(Ord. 1196 § 1(part), 1990).

19.45.030 Conditional uses.

The following uses are conditional uses in the C-1 shoreland wetland district and may be permitted as specified. The city plan commission shall transmit a copy of each application for a conditional use in the C-1 shoreland wetland district to the Wisconsin Department of Natural Resources (DNR) at least ten days prior to the public hearing. Final action on the application shall not be taken for thirty days or until the ~~DMR~~DNR has made its recommendation, whichever comes first. A copy of all C-1 shoreland wetland district conditional use permits shall be transmitted to the ~~DMR~~DNR within ten days following the decision:

A. The construction of streets which are necessary for the continuity of the city street system, necessary for the provision of essential utility and public safety services, or necessary to provide access to permitted open space uses in the C-1 district; provided that:

1. The street cannot as a practical matter be located outside the conservancy district;

2. The street is designed and constructed to minimize adverse impact upon the natural functions of the wetland as listed in Section 11.1308(B) of the Wisconsin Statutes;

3. The street is designed and constructed with the minimum cross-section practical to serve the intended use;

4. The street construction activities are carried out in the immediate area of the roadbed only; and

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5. Any filling, flooding, draining, dredging, ditching, tiling, or excavating that is done must be necessary for the construction or maintenance of the street.

B. The construction and maintenance of nonresidential buildings used solely in conjunction with raising of waterfowl, minnows, or other wetland or aquatic animals or used solely for some other purpose which is compatible with wetland preservation, provided that:

1. The building cannot as a practical matter be located outside the conservancy district;

2. The building is not designed for human habitation and does not exceed five hundred square feet in area; and

3. Only limited filling or excavating necessary to provide structural support is conducted.

C. The establishment and development of public and private parks and recreation areas, recreation trails, public boat access sites, natural and outdoor education areas, historic and scientific areas, wildlife refuges, game preserves, and private habitat areas; provided, that:

1. Any private recreation or wildlife habitat area must be exclusively for that purpose;

2. No filling is to be done; and

3. Ditching, excavating, dredging, dike and dam construction may be done in wildlife refuges, game preserves, and private wildlife habitat areas, but only for the purpose of improving wildlife habitat or to otherwise enhance the value of a wetland or other natural resource.

D. The construction and maintenance of electric, gas, telephone, water and sewer transmission and distribution lines, and related facilities; provided, that:

1. The transmission and distribution lines and related facilities cannot as a practical matter be located outside the conservancy district; and

2. Any filling, draining, dredging, ditching, or excavating that is done must be necessary for the construction or maintenance of the utility, and must be done in a manner designed to minimize flooding and other adverse impacts upon the natural functions of the conservancy area.

E. The construction and maintenance of railroad lines; provided, that:

1. The railroad lines cannot as a practical matter be located outside the conservancy district; and

2. Any filling, draining, dredging, ditching, or excavating that is done must be necessary for the construction or maintenance of the railroad, and must be done in a manner designed to minimize flooding and other adverse impacts upon the natural functions of the conservancy area.

(Ord. 1196 § 1(part), 1990).

19.45.040 Prohibited uses.

Any use not listed as a permitted use or a conditional use is prohibited unless the C-1 district lands concerned are first rezoned into another district. Furthermore, the use of a boathouse for human habitation and the construction or placement of a boathouse or fixed houseboat below the ordinary highwater mark of any navigable water are prohibited.

(Ord. 1196 § 1(part), 1990).

Chapter 19.451 C-2 NONSHORELAND WETLAND DISTRICT

Sections:

19.451.010 Purpose.
19.451.020 Permitted uses.
19.451.030 Conditional uses.
19.451.040 Prohibited uses.

19.451.010 Purpose.

The C-2 nonshoreland wetland district is intended to preserve, protect, and enhance the ponds, streams, and wetland areas of the city located beyond the statutorily defined limits of shorelands. The

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preservation, protection, and enhancement of these areas will serve to maintain safe and healthful conditions; maintain and improve water quality, both ground and surface; prevent flood damage; control storm water runoff; protect stream banks from erosion; protect groundwater recharge and discharge areas; protect wildlife habitat; protect native plant communities; avoid the location of structures on soils which are generally not suitable for use; and protect the water-based recreation resources of the city.

The C-2 nonshoreland wetland district, as shown on the zoning map, includes those wetlands not located within the shoreland jurisdiction in the city. The boundaries were initially determined from the Wisconsin Wetland Inventory Map for the City of Whitewater, dated July 2, 1987, and stamped "FINAL." THIS SECTION NEEDS TO BE CHECKED RELATIVE TO STATE REGULATIONS. ONE OPTIONS IS TO ADD TEXT AS FOLLOWS: The C-2 district shall conform to Wisconsin Statutes that are applicable within the City.

(Ord. 1196 § 1(part), 1990).

19.451.020 Permitted uses.

Permitted uses in the C-2 district are limited to the following:

A. Hiking, fishing, trapping, swimming and boating, unless prohibited by other laws and ordinances;

B. Harvesting of wild crops, such as marsh hay, ferns, moss, wild rice, berries, tree fruits and tree seeds, in a manner that is not injurious to the natural reproduction of such crops, and that does not involve filling, flooding, draining, dredging, ditching, tiling, or excavating;

C. Silviculture, including the planting, thinning, and harvesting of timber; provided, that no filling, flooding, draining, dredging, ditching, tiling, or excavating is done except for temporary water level stabilization measures to alleviate abnormally wet or dry conditions which would have an adverse impact on silvicultural activities if not corrected;

D. Construction and maintenance of fences;

E. Agricultural crops and grazing; provided, that they do not involve extension of cultivated areas, extension of or creation of new drainage systems; and further provided, that they do not substantially disturb or impair the natural fauna, flora, topography, or water regimen;

F. Ditching, tiling, dredging, excavating, or filling done to maintain or repair an existing drainage system only to the extent necessary to maintain the level of drainage required to continue the existing use;

G. The construction and maintenance of piers, docks, and walkways, including those built on pilings;

H. The maintenance, repair, replacement, and reconstruction of existing streets, roads, and bridges.

(Ord. 1196 § 1(part), 1990).

19.451.030 Conditional uses.

The following uses are conditional uses in the C-2 nonshoreland wetland district and may be permitted as specified:

A. The construction of streets which are necessary for the continuity of the city street system, necessary for the provision of essential utility and public safety services, or necessary to provide access to permitted open space uses in the C-2 district; provided, that:

1. The street cannot as a practical matter be located outside the conservancy district;

2. The street is designed and constructed to minimize adverse impact upon the natural functions of the wetland as listed in Section 11.1308(B) of the Wisconsin Statutes;

3. The street is designed and constructed with the minimum cross-section practical to serve the intended use;

4. The street construction activities are carried out in the immediate area of the roadbed only; and

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5. Any filling, flooding, draining, dredging, ditching, tiling, or excavating that is done must be necessary for the construction or maintenance of the street.

B. The construction and maintenance of nonresidential buildings used solely in conjunction with raising of waterfowl, minnows, or other wetland or aquatic animals or used solely for some other purpose which is compatible with wetland preservation; provided, that:

1. The building cannot as a practical matter be located outside the conservancy district;

2. The building is not designed for human habitation and does not exceed five hundred square feet in area; and

3. Only limited filling or excavating necessary to provide structural support is conducted.

C. The establishment and development of public and private parks and recreation areas, recreation trails, public boat access sites, natural and outdoor education areas, historic and scientific areas, wildlife ~~refugees~~refuges, game preserves, and private habitat areas; provided, that:

1. Any private recreation or wildlife habitat area must be exclusively for that purpose;

2. No filling is to be done; and

3. Ditching, excavating, dredging, dike and dam construction may be done in wildlife refuges, game preserves, and private wildlife habitat areas, but only for the purpose of improving wildlife habitat or to otherwise enhance the value of a wetland or other natural resource.

D. The construction and maintenance of electric, gas, telephone, water and sewer transmission and distribution lines, and related facilities; provided, that:

1. The transmission and distribution lines and related facilities cannot as a practical matter be located outside the conservancy district; and

2. Any filling, draining, dredging, ditching, or excavating that is done must be necessary for the construction or maintenance of the utility, and must be done in a manner designed to minimize flooding and other adverse impacts upon the natural functions of the conservancy area.

E. The construction and maintenance of railroad lines; provided, that:

1. The railroad lines cannot as a practical matter be located outside the conservancy district; and

2. Any filling, draining, dredging, ditching, or excavating that is done must be necessary for the construction or maintenance of the railroad, and must be done in a manner designed to minimize flooding and other adverse impacts upon the natural functions of the conservancy area.

(Ord. 1196 § 1(part), 1990).

19.451.040 Prohibited uses.

Any use not listed as a permitted use or a conditional use is prohibited unless the C-2 district lands concerned are first rezoned into another district. Furthermore, the use of a boathouse for human habitation and the construction or placement of a boathouse or fixed houseboat below the ordinary high water mark of any navigable water are prohibited.

(Ord. 1196 § 1(part), 1990).

Chapter 19.46 FLOODPLAIN REGULATIONS*

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***Editor's note:** Ord. No. 1724A, § 1, adopted April 8, 2009, repealed the former Ch. 19.46, and enacted a new Ch. 19.46. Prior to inclusion of said ordinance, Ch. 19.46, pertained to similar subject matter. See also the Code Comparative Table and Disposition List.

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19.46.010 Statutory authorization, finding of fact, statement of purpose, title and general provisions.

A. Statutory authorization. This chapter is adopted pursuant to the authorization in ss. 61.35 and 62.23, for villages and cities; 59.69, 59.692, and 59.694 for counties; and the requirements in s. 87.30, Stats.

B. Finding of fact. Uncontrolled development and use of the floodplains and rivers of this municipality would impair the public health, safety, convenience, general welfare and tax base.

C. Statement of purpose. This chapter is intended to regulate floodplain development to:

1. Protect life, health and property;
2. Minimize expenditures of public funds for flood control projects;
3. Minimize rescue and relief efforts undertaken at the expense of the taxpayers;
4. Minimize business interruptions and other economic disruptions;
5. Minimize damage to public facilities in the floodplain;
6. Minimize the occurrence of future flood blight areas in the floodplain;
7. Discourage the victimization of unwary land and homebuyers;
8. Prevent increases in flood heights that could increase flood damage and result in conflicts between property owners; and
9. Discourage development in a floodplain if there is any practicable alternative to locate the activity, use or structure outside of the floodplain.

D. Title. This chapter shall be known as the Floodplain Zoning Ordinance for the City of Whitewater, Wisconsin.

E. General provisions.

1. Areas to be regulated. This chapter regulates all areas that would be covered by the regional flood or base flood.

Note: Base flood elevations are derived from the flood profiles in the Flood Insurance Study. Regional flood elevations may be derived from other studies. Areas covered by the base flood are identified as A-Zones on the Flood Insurance Rate Map.

2. Official maps and revisions. The boundaries of all floodplain districts are designated as floodplains or A-Zones on the maps listed below and the revisions in the City of Whitewater Floodplain Appendix. Any change to the base flood elevations (BFE) in the Flood Insurance Study (FIS) or on the Flood Insurance Rate Map (FIRM) must be reviewed and approved by the DNR and FEMA before it is effective. No changes to regional flood elevations (RFE's) on non-FEMA maps shall be effective until approved by the DNR. These maps and revisions are on file in the office of the Public Works Department, City of Whitewater. If more than one map or revision is referenced, the most restrictive information shall apply.

Official maps: Based on the FIS.

a. For Jefferson County Flood Insurance Rate Maps (FIRM), panel numbers 55055C0432E, 55055C0451E and 55055C0455E, dated June 2, 2009, with corresponding profiles based on the Flood Insurance Study (FIS) dated June 2, 2009 volume number 55055CV000A;

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b. For Walworth County Flood Insurance Rate Maps (FIRM), panel numbers 55127C0009D, 55127C0017D, 55127C0028D, and 55127C0029D, dated October 2, 2009, with corresponding profiles based on the Flood Insurance Study (FIS) dated October 2, 2009, volume number 55127CV000A.

3. Establishment of districts. The regional floodplain areas are divided into three districts as follows:

a. The floodway district (FW) is the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional floodwaters.

b. The floodfringe district (FF) is that portion of the floodplain between the regional flood limits and the floodway.

c. The general floodplain district (GFP) is those areas that have been or may be covered by floodwater during the regional flood.

d. The flood storage district (FSD) is that area of the floodplain where storage of floodwaters is calculated to reduce the regional flood discharge.

4. Locating floodplain boundaries. Discrepancies between boundaries on the official floodplain zoning map and actual field conditions shall be resolved using the criteria in subsections a. or b. below. If a significant difference exists, the map shall be amended according to section 19.46.080. The zoning administrator can rely on a boundary derived from a profile elevation to grant or deny a land use permit, whether or not a map amendment is required. The zoning administrator shall be responsible for documenting actual pre-development field conditions and the basis upon which the district boundary was determined and for initiating any map amendments required under this section. Disputes between the zoning administrator and an applicant over the district boundary line shall be settled according to subsection 19.46.070C.3. and the criteria in a. and b. below.

a. If flood profiles exist, the map scale and the profile elevations shall determine the district boundary. The regional or base flood elevations shall govern if there are any discrepancies.

b. Where flood profiles do not exist, the location of the boundary shall be determined by the map scale, visual on-site inspection and any information provided by the department.

Note: Where the flood profiles are based on established base flood elevations from a FIRM, FEMA must also approve any map amendment pursuant to subsection 19.46.080A.6.

5. Removal of lands from floodplain. Compliance with the provisions of this chapter shall not be grounds for removing land from the floodplain unless it is filled at least two feet above the regional or base flood elevation, the fill is contiguous to land outside the floodplain, and the map is amended pursuant to section 19.46.080.

Note: This procedure does not remove the requirements for the mandatory purchase of flood insurance. The property owner must contact FEMA to request a Letter of Map Change (LOMC).

6. Compliance. Any development or use within the areas regulated by this chapter shall be in compliance with the terms of this chapter, and other applicable local, state, and federal regulations.

7. Municipalities and state agencies regulated. Unless specifically exempted by law, all cities, villages, towns, and counties are required to comply with this chapter and obtain all necessary permits. State agencies are required to comply if s. 13.48(13), Stats., applies. The construction, reconstruction, maintenance and repair of state highways and bridges by the Wisconsin Department of Transportation is exempt when s. 30.2022, Stats., applies.

8. Abrogation and greater restrictions.

a. This chapter supersedes all the provisions of any municipal zoning ordinance enacted under ss. 59.69, 59.692 or 59.694 for counties; s. 62.23 for cities; or s. 61.35 for villages; or s. 87.30, Stats., which relate to floodplains. If another ordinance is more restrictive than this chapter, that ordinance shall continue in full force and effect to the extent of the greater restrictions, but not otherwise.

b. This chapter is not intended to repeal, abrogate or impair any existing deed restrictions, covenants or easements. If this chapter imposes greater restrictions, the provisions of this chapter shall prevail.

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9. Interpretation. In their interpretation and application, the provisions of this chapter are the minimum requirements liberally construed in favor of the governing body and are not a limitation on or repeal of any other powers granted by the Wisconsin Statutes. If a provision of this chapter, required by ch. NR 116, Wis. Adm. Code, is unclear, the provision shall be interpreted in light of the standards in effect on the date of the adoption of this chapter or in effect on the date of the most recent text amendment to this chapter.

10. Warning and disclaimer of liability. The flood protection standards in this chapter are based on engineering experience and scientific research. Larger floods may occur or the flood height may be increased by man-made or natural causes. This chapter does not imply or guarantee that nonfloodplain areas or permitted floodplain uses will be free from flooding and flood damages. Nor does this chapter create liability on the part of, or a cause of action against, the municipality or any officer or employee thereof for any flood damage that may result from reliance on this chapter.

11. Severability. Should any portion of this chapter be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this chapter shall not be affected.

12. Annexed areas for cities and villages. The Walworth and Jefferson County floodplain zoning provisions in effect on the date of annexation shall remain in effect and shall be enforced by the municipality for all annexed areas until the municipality adopts and enforces an ordinance which meets the requirements of ch. NR 116, Wis. Adm. Code and the National Flood Insurance Program (NFIP). These annexed lands are described on the municipality's official zoning map. County floodplain zoning provisions are incorporated by reference for the purpose of administering this section and are on file in the office of the municipal zoning administrator. All plats or maps of annexation shall show the regional flood elevation and the location of the floodway.

13. General development standards. The community shall review all permit applications to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a floodprone area, all new construction and substantial improvements shall be designed or modified and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads; be constructed with materials resistant to flood damage; be constructed by methods and practices that minimize flood damages; and be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding. Subdivisions shall be reviewed for compliance with the above standards. All subdivision proposals (including manufactured home parks) shall include regional flood elevation and floodway data for any development that meets the subdivision definition of this chapter.

Ord. No. 1724A, § 1(1.0), 4-8-2009; Ord. No. 1741A, § 1, 8-4-2009)

19.46.020 General standards applicable to all floodplain districts.

A. Hydraulic and hydrologic analyses.

1. Except as allowed in subsection 3. below, no floodplain development shall:

a. Obstruct flow, defined as development which blocks the conveyance of floodwaters by itself or with other development, increasing regional flood height; or

b. Increase regional flood height due to floodplain storage area lost, which equals or exceeds 0.01 foot.

2. The zoning administrator shall deny permits if it is determined the proposed development will obstruct flow or increase regional flood heights 0.01 foot or more, based on the officially adopted FIRM or other adopted map, unless the provisions of subsection 3. are met.

3. Obstructions or increases equal to or greater than 0.01 foot may only be permitted if amendments are made to this chapter, the official floodplain zoning maps, floodway lines and water surface profiles, in accordance with section 19.46.080.

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Note: This section refers to obstructions or increases in base flood elevations as shown on the officially adopted FIRM or other adopted map. Any such alterations must be reviewed and approved by FEMA and the DNR.

B. Watercourse alterations. No land use permit to alter or relocate a watercourse in a mapped floodplain shall be issued until the local official has notified in writing all adjacent municipalities, the department and FEMA regional offices and required the applicant to secure all necessary state and federal permits. The flood carrying capacity of any altered or relocated watercourse shall be maintained.

As soon as is practicable, but not later than six months after the date of the watercourse alteration or relocation, the zoning administrator shall notify FEMA of the changes by submitting appropriate technical or scientific data in accordance with NFIP guidelines that shall be used to revise the FIRM, risk premium rates and floodplain management regulations as required.

C. Chapter 30. 31, Wis. Stats., development. Development which requires a permit from the department, under chs. 30 and 31, Wis. Stats., such as docks, piers, wharves, bridges, culverts, dams and navigational aids, may be allowed if the necessary permits are obtained and amendments to the floodway lines, water surface profiles, BFE's established in the FIS, or other data from the officially adopted FIRM, or other floodplain zoning maps or the floodplain zoning ordinance are made according to section 19.24.080.

D. Public or private campgrounds. Public or private campgrounds shall have a low flood damage potential and shall meet the following provisions:

1. The campground is approved by the Department of Health and Family Services.
2. A land use permit for the campground is issued by the zoning administrator.
3. The character of the river system and the elevation of the campground is such that a seventy-two-hour warning of an impending flood can be given to all campground occupants.
4. There is an adequate flood warning procedure for the campground that offers the minimum notice required under this section to all persons in the campground. This procedure shall include a written agreement between the campground owner, the municipal emergency government coordinator and the chief law enforcement official which specifies the flood elevation at which evacuation shall occur, personnel responsible for monitoring flood elevations, types of warning systems to be used and the procedures for notifying at-risk parties, and the methods and personnel responsible for conducting the evacuation.
5. This agreement shall be for no more than one calendar year, at which time the agreement shall be reviewed and updated - by the officials identified in subsection 4. - to remain in compliance with all applicable regulations, including those of the state department of health and family services and all other applicable regulations.
6. Only camping units are allowed.
7. The camping units may not occupy any site in the campground for more than one hundred eighty consecutive days, at which time the camping unit must be removed from the floodplain for a minimum of twenty-four hours.
8. All camping units that remain on site for more than thirty days shall be issued a limited authorization by the campground operator, a written copy of which is kept on file at the campground. Such authorization shall allow placement of a camping unit for a period not to exceed one hundred eighty days and shall ensure compliance with all the provisions of this section.
9. The municipality shall monitor the limited authorizations issued by the campground operator to assure compliance with the terms of this section.
10. All camping units that remain in place for more than one hundred eighty consecutive days must meet the applicable requirements in either section 19.46.030 or section 19.46.040 for the floodplain district in which the structure is located.

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11. The campground shall have signs clearly posted at all entrances warning of the flood hazard and the procedures for evacuation when a flood warning is issued.
12. All service facilities, including but not limited to refuse collection, electrical service, natural gas lines, propane tanks, sewage systems and wells shall be properly anchored and placed at or floodproofed to the flood protection elevation.
(Ord. No. 1724A, § 1(2.0), 4-8-2009)

19.46.030 Floodway district (FW).

A. Applicability. This section applies to all floodway areas on the floodplain zoning maps and those identified pursuant to subsection 19.46.050A.4.
B. Permitted uses. The following open space uses are allowed in the floodway district and the floodway areas of the general floodplain district, if
- They are not prohibited by any other ordinance;
- They meet the standards in subsection 19.46.030C. and 19.46.030D.; and
- All permits or certificates have been issued according to subsection 19.46.070A.:
1. Agricultural uses, such as: farming, outdoor plant nurseries, horticulture, viticulture and wild crop harvesting.
2. Nonstructural industrial and commercial uses, such as loading areas, parking areas and airport landing strips.
3. Nonstructural recreational uses, such as golf courses, tennis courts, archery ranges, picnic grounds, boat ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting, trap and skeet activities, hunting and fishing areas and hiking and horseback riding trails, subject to the fill limitations of subsection 19.46.030C.4.
4. Uses or structures accessory to open space uses, or classified as historic structures that comply with subsections 19.46.030C. and 19.46.030C.4.
5. Extraction of sand, gravel or other materials that comply with subsection 19.46.030C.4.
6. Functionally water-dependent uses, such as docks, piers or wharves, dams, flowage areas, culverts, navigational aids and river crossings of transmission lines, and pipelines that comply with chs. 30, 31, Stats.
7. Public utilities, streets and bridges that comply with subsection 19.46.030C.3.
C. Standards for developments in floodway areas.
1. General.
a. Any development in floodway areas shall comply with section 19.46.020 and have a low flood damage potential.
b. Applicants shall provide the following data to determine the effects of the proposal according to subsection 19.46.020A.:
i. A cross-section elevation view of the proposal, perpendicular to the watercourse, showing if the proposed development will obstruct flow; or
ii. An analysis calculating the effects of this proposal on regional flood height.
c. The zoning administrator shall deny the permit application if the project will increase flood elevations upstream or downstream 0.01 foot or more, based on the data submitted for subsection b. above.
2. Structures. Structures accessory to permanent open space uses or functionally dependent on a waterfront location may be allowed by permit if the structures comply with the following criteria:
a. The structure is not designed for human habitation and does not have a high flood damage potential;
b. it must be anchored to resist flotation, collapse and lateral movement;
c. mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation; and

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d. it must not obstruct the flow of flood waters or cause any increase in flood levels during the occurrence of the regional flood.

3. Public utilities, streets and bridges. Public utilities, streets and bridges may be allowed by permit, if:

a. Adequate floodproofing measures are provided to the flood protection elevation; and

b. Construction meets the development standards of subsection 19.46.020A.

4. Fills or deposition of materials. Fills or deposition of materials may be allowed by permit, if:

a. The requirements of subsection 19.46.020A. are met;

b. No material is deposited in the navigable channel unless a permit is issued by the Department pursuant to ch. 30, Stats., and a permit pursuant to s. 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. 1344 has been issued, if applicable, and the other requirements of this section are met;

c. The fill or other materials will be protected against erosion by riprap, vegetative cover, sheet piling or bulkheading; and

d. The fill is not classified as a solid or hazardous material.

D. Prohibited uses. All uses not listed as permitted uses in subsection 19.46.020B. are prohibited, including the following uses:

1. Habitable structures, structures with high flood damage potential, or those not associated with permanent open-space uses;

2. Storing materials that are buoyant, flammable, explosive, injurious to property, water quality, or human, animal, plant, fish or other aquatic life;

3. Uses not in harmony with or detrimental to uses permitted in the adjoining districts;

4. Any private or public sewage systems, except portable latrines that are removed prior to flooding and systems associated with recreational areas and Department-approved campgrounds that meet the applicable provisions of local ordinances and ch. COMM 83, Wis. Adm. Code;

5. Any public or private wells which are used to obtain potable water, except those for recreational areas that meet the requirements of local ordinances and chs. NR 811 and NR 812, Wis. Adm. Code;

6. Any solid or hazardous waste disposal sites;

7. Any wastewater treatment ponds or facilities, except those permitted under s. NR 110.15(3)(b), Wis. Adm. Code;

8. Any sanitary sewer or water supply lines, except those to service existing or proposed development located outside the floodway which complies with the regulations for the floodplain area occupied.

(Ord. No. 1724A, § 1(3.0), 4-8-2009)

19.46.040 Floodfringe district (FF).

A. Applicability. This section applies to all floodfringe areas shown on the floodplain zoning maps and those identified pursuant to subsection 19.46.050A.4.

B. Permitted uses. Any structure, land use, or development is allowed in the floodfringe district if the standards in subsection 19.46.040C. are met, the use is not prohibited by this or any other ordinance or regulation and all permits or certificates specified in subsection 19.46.070A. have been issued.

C. Standards for development in floodfringe areas. Subsection 19.46.020A. shall apply in addition to the following requirements according to the use requested.

1. Residential uses. Any habitable structure, including a manufactured home, which is to be erected, constructed, reconstructed, altered, or moved into the floodfringe area, shall meet or exceed the following standards;

a. The elevation of the lowest floor, excluding the basement or crawlway, shall be at or above the flood protection elevation on fill. The fill shall be one foot or more above the regional flood elevation extending at least fifteen feet beyond the limits of the structure. The department may authorize other floodproofing measures if the elevations of existing streets or sewer lines makes compliance impractical;

b. The basement or crawlway floor may be placed at the regional flood elevation if it is floodproofed to the flood protection elevation. No basement or crawlway floor is allowed below the regional flood elevation;

c. Contiguous dryland access shall be provided from a structure to land outside of the floodplain, except as provided in subsection d.

d. In developments where existing street or sewer line elevations make compliance with subsection c. impractical, the municipality may permit new development and substantial improvements where access roads are at or below the regional flood elevation, if:

i. The municipality has written assurance from police, fire and emergency services that rescue and relief will be provided to the structure(s) by wheeled vehicles during a regional flood event; or

ii. The municipality has a natural disaster plan approved by Wisconsin Emergency Management and the Department.

2. Accessory structures or uses.

a. Except as provided in subsection b., an accessory structure which is not connected to a principal structure may be constructed with its lowest floor at or above the regional flood elevation.

b. An accessory structure which is not connected to the principal structure and which is less than six hundred square feet in size and valued at less than $10,000.00 may be constructed with its lowest floor no more than two feet below the regional flood elevation if it is subject to flood velocities of no more than two feet per second and it meets all of the provisions of sections 3.3 (2) (a), (b), (c) and (d) and 4.3 (5) below.

3. Commercial uses. Any commercial structure which is erected, altered or moved into the floodfringe area shall meet the requirements of subsection 19.46.040C.1. Subject to the requirements of section 19.46.040C.5., storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property.

4. Manufacturing and industrial uses. Any manufacturing or industrial structure which is erected, altered or moved into the floodfringe area shall be protected to the flood protection elevation using fill, levees, floodwalls, or other floodproofing measures in subsection 19.46.070E. Subject to the requirements of subsection 19.46.040C.E., storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property.

5. Storage of materials. Materials that are buoyant, flammable, explosive, or injurious to property, water quality or human, animal, plant, fish or aquatic life shall be stored at or above the flood protection elevation or floodproofed in compliance with subsection 19.46.070E. Adequate measures shall be taken to ensure that such materials will not enter the water body during flooding.

6. Public utilities, streets and bridges. All utilities, streets and bridges shall be designed to be compatible with comprehensive floodplain development plans; and

a. When failure of public utilities, streets and bridges would endanger public health or safety, or where such facilities are deemed essential, construction of and substantial improvements to such facilities may only be permitted if they are floodproofed in compliance with subsection 19.46.070E. to the flood protection elevation;

b. Minor roads or nonessential utilities may be constructed at lower elevations if they are designed to withstand flood forces to the regional flood elevation.

7. Sewage systems. All on-site sewage disposal systems shall be floodproofed, pursuant to subsection 19.46.070E., to the flood protection elevation and shall meet the provisions of all local ordinances and ch. COMM 83, Wis. Adm. Code.

8. Wells. All wells shall be floodproofed, pursuant to subsection 19.46.070E., to the flood protection elevation and shall meet the provisions of chs. NR 811 and NR 812, Wis. Adm. Code.

9. Solid waste disposal sites. Disposal of solid or hazardous waste is prohibited in floodfringe areas.

10. Deposition of materials. Any deposited material must meet all the provisions of this chapter.

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11. Manufactured homes.

a. Owners or operators of all manufactured home parks and subdivisions shall provide adequate surface drainage to minimize flood damage, and prepare, secure approval and file an evacuation plan, indicating vehicular access and escape routes, with local emergency management authorities.

b. In existing manufactured home parks, all new homes, replacement homes on existing pads, and substantially improved homes shall:

i. Have the lowest floor elevated to the flood protection elevation; and

ii. Be anchored so they do not float, collapse or move laterally during a flood.

c. Outside of existing manufactured home parks, including new manufactured home parks and all single units outside of existing parks, all new, replacement and substantially improved manufactured homes shall meet the residential development standards for the floodfringe in subsection 19.46.040C.1.

12. Mobile recreational vehicles. All mobile recreational vehicles that are on site for one hundred eighty consecutive days or more or are not fully licensed and ready for highway use shall meet the elevation and anchoring requirements in subsections 19.46.040C.11.b. and c. A mobile recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect utilities and security devices and has no permanently attached additions.

(Ord. No. 1724A, § 1(4.0), 4-8-2009)

19.46.050 Other floodplain districts.

Other floodplain districts may be established under the ordinance and reflected on the floodplain zoning map. These districts may include general floodplain districts and flood storage districts.

A. General floodplain district (GFP).

1. Applicability. The provisions for this district shall apply to all floodplains for which flood profiles are not available or where flood profiles are available but floodways have not been delineated. Floodway and floodfringe districts shall be delineated when adequate data is available.

2. Permitted uses. Pursuant to subsection 19.46.050A.4., it shall be determined whether the proposed use is located within a floodway or floodfringe area. Those uses permitted in floodway (subsection 19.46.030B.) and floodfringe areas (subsection 19.46.040B) are allowed within the general floodplain district, according to the standards of subsection 19.46.050C., provided that all permits or certificates required under subsection 19.46.070A. have been issued.

3. Standards for development in the general floodplain district. Section 19.46.030 applies to floodway areas, section 19.46.040 applies to floodfringe areas. The rest of this chapter applies to either district.

4. Determining floodway and floodfringe limits. Upon receiving an application for development within the general floodplain district, the zoning administrator shall:

a. Require the applicant to submit two copies of an aerial photograph or a plan which shows the proposed development with respect to the general floodplain district limits, stream channel, and existing floodplain developments, along with a legal description of the property, fill limits and elevations, building floor elevations and floodproofing measures;

b. Require the applicant to furnish any of the following information deemed necessary by the department to evaluate the effects of the proposal upon flood height and flood flows, regional flood elevation and to determine floodway boundaries:

i. A typical valley cross-section showing the stream channel, the floodplain adjoining each side of the channel, the cross-sectional area to be occupied by the proposed development, and all historic high water information;

ii. Plan (surface view) showing elevations or contours of the ground; pertinent structure, fill or storage elevations; size, location and layout of all proposed and existing structures on the site; location and elevations of streets, water supply, and sanitary facilities; soil types and other pertinent information;

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iii. Profile showing the slope of the bottom of the channel or flow line of the stream;
iv. Specifications for building construction and materials, floodproofing, filling, dredging, channel improvement, storage, water supply and sanitary facilities.
c. Transmit one copy of the information described in subsections 1. and 2. to the department regional office along with a written request for technical assistance to establish regional flood elevations and, where applicable, floodway data. Where the provisions of subsection 19.46.070A.2.c. apply, the applicant shall provide all required information and computations to delineate floodway boundaries and the effects of the project on flood elevations.
B. Flood storage district. The flood storage district delineates that portion of the floodplain where storage of floodwaters has been taken into account and is relied upon to reduce the regional flood discharge. The district protects the flood storage areas and assures that any development in the storage areas will not decrease the effective flood storage capacity which would cause higher flood elevations.
1. Applicability. The provisions of this section apply to all areas within the flood storage district (FSD), as shown on the official floodplain zoning maps.
2. Permitted uses. Any use or development which occurs in a flood storage district must meet the applicable requirements in subsection 19.46.040C.
3. Standards for development in flood storage districts.
a. Development in a flood storage district shall not cause an increase equal or greater than 0.01 of a foot in the height of the regional flood.
b. No development shall be allowed which removes flood storage volume unless an equal volume of storage as defined by the pre-development ground surface and the regional flood elevation shall be provided in the immediate area of the proposed development to compensate for the volume of storage which is lost, (compensatory storage). Excavation below the groundwater table is not considered to provide an equal volume of storage.
c. If compensatory storage cannot be provided, the area may not be developed unless the entire area zoned as flood storage district - on this waterway - is rezoned to the floodfringe district. This must include a revision to the floodplain study and map done for the waterway to revert to the higher regional flood discharge calculated without flood plain storage, as per section 19.46.080A. of this chapter.
d. No area may be removed from the flood storage district unless it can be shown that the area has been filled to the flood protection elevation and is contiguous to other lands lying outside of the floodplain.
(Ord. No. 1724A, § 1(5.0), 4-8-2009)

19.46.060 Nonconforming uses.

A. General.
1. Applicability. If these standards conform with s. 59.69(10), Stats., for counties or s. 62.23(7)(h), Stats., for cities and villages, they shall apply to all modifications or additions to any nonconforming use or structure and to the use of any structure or premises which was lawful before the passage of this chapter or any amendment thereto.
2. The existing lawful use of a structure or its accessory use which is not in conformity with the provisions of this chapter may continue subject to the following conditions:
a. No modifications or additions to a nonconforming use or structure shall be permitted unless they comply with this chapter. The words "modification" and "addition" include, but are not limited to, any alteration, addition, modification, structural repair, rebuilding or replacement of any such existing use, structure or accessory structure or use. Ordinary maintenance repairs are not considered an extension, modification or addition; these include painting, decorating, paneling and the replacement of doors, windows and other nonstructural components and the maintenance, repair or replacement of existing

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private sewage or water supply systems or connections to public utilities. Ordinary maintenance repairs do not include any costs associated with the repair of a damaged structure.

The construction of a deck that does not exceed two hundred square feet and that is adjacent to the exterior wall of a principal structure is not an extension, modification or addition. The roof of the structure may extend over a portion of the deck in order to provide safe ingress and egress to the principal structure.

b. If a nonconforming use or the use of a nonconforming structure is discontinued for twelve consecutive months, it is no longer permitted and any future use of the property, and any structure or building thereon, shall conform to the applicable requirements of this chapter;

c. The municipality shall keep a record which lists all nonconforming uses and nonconforming structures, their present equalized assessed value, the cost of all modifications or additions which have been permitted, and the percentage of the structure's total current value those modifications represent;

d. No modification or addition to any nonconforming structure or any structure with a nonconforming use, which over the life of the structure would equal or exceed fifty percent of its present equalized assessed value, shall be allowed unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this chapter. Contiguous dry land access must be provided for residential and commercial uses in compliance with subsection 19.46.040C.1. The costs of elevating a nonconforming building or a building with a nonconforming use to the flood protection elevation are excluded from the fifty percent provisions of this subsection;

e. i. Except as provided in subsection ii., if any nonconforming structure or any structure with a nonconforming use is destroyed or is substantially damaged, it cannot be replaced, reconstructed or rebuilt unless the use and the structure meet the current ordinance requirements. A structure is considered substantially damaged if the total cost to restore the structure to its pre-damaged condition equals or exceeds fifty percent of the structure's present equalized assessed value.

ii. For nonconforming buildings that are damaged or destroyed by a nonflood disaster, the repair or reconstruction of any such nonconforming building may be permitted in order to restore it after the nonflood disaster, provided that the nonconforming building will meet all of the minimum requirements under applicable FEMA regulations (44 CFR Part 60), or the regulations promulgated thereunder.

f. A nonconforming historic structure may be altered if the alteration will not preclude the structures continued designation as a historic structure, the alteration will comply with subsection 19.46.030C.1., flood resistant materials are used, and construction practices and floodproofing methods that comply with subsection 19.46.070E. are used.

B. Floodway areas.

1. No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use in a floodway area, unless such modification or addition:

a. Has been granted a permit or variance which meets all ordinance requirements;

b. Meets the requirements of 19.46.060A.;

c. Will not increase the obstruction to flood flows or regional flood height;

d. Any addition to the existing structure shall be floodproofed, pursuant to subsection 19.46.070E., by means other than the use of fill, to the flood protection elevation;

e. If any part of the foundation below the flood protection elevation is enclosed, the following standards shall apply:

i. The enclosed area shall be designed by a registered architect or engineer to allow for the efficient entry and exit of flood waters without human intervention. A minimum of two openings must be provided with a minimum net area of at least one square inch for every one square foot of the enclosed area. The lowest part of the opening can be no more than twelve inches above the adjacent grade;

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ii. The parts of the foundation located below the flood protection elevation must be constructed of flood-resistant materials;

iii. Mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation; and

iv. The use must be limited to parking or limited storage.

2. No new on-site sewage disposal system, or addition to an existing on-site sewage disposal system, except where an addition has been ordered by a government agency to correct a hazard to public health, shall be allowed in a floodway area. Any replacement, repair or maintenance of an existing on-site sewage disposal system in a floodway area shall meet the applicable requirements of all municipal ordinances and ch. COMM 83, Wis. Adm. Code.

3. No new well or modification to an existing well used to obtain potable water shall be allowed in a floodway area. Any replacement, repair or maintenance of an existing well in a floodway area shall meet the applicable requirements of all municipal ordinances and chs. NR 811 and NR 812, Wis. Adm. Code.

C. Floodfringe areas.

1. No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use unless such modification or addition has been granted a permit or variance by the municipality, and the modification or addition shall be placed on fill or floodproofed to the flood protection elevation in compliance with the standards for that particular use in subsections 19.46.040C and 19.46.070E., except where subsection 19.46.060C.2. is applicable.

2. Where compliance with the provisions of subsection 1. would result in unnecessary hardship and only where the structure will not be used for human habitation or be associated with a high flood damage potential, the board of adjustment/appeals, using the procedures established in subsection 19.46.070C., may grant a variance from those provisions of subsection 1. for modifications or additions, using the criteria listed below. Modifications or additions which are protected to elevations lower than the flood protection elevation may be permitted if:

a. No floor is allowed below the regional flood elevation for residential or commercial structures;

b. Human lives are not endangered;

c. Public facilities, such as water or sewer, will not be installed;

d. Flood depths will not exceed two feet;

e. Flood velocities will not exceed two feet per second; and

f. The structure will not be used for storage of materials as described in subsection 19.46.040.6.

3. If neither the provisions of subsection 1. or 2. above can be met, one addition to an existing room in a nonconforming building or a building with a nonconforming use may be allowed in the floodfringe, if the addition:

a. Meets all other regulations and will be granted by permit or variance;

b. Does not exceed sixty square feet in area; and

c. In combination with other previous modifications or additions to the building, does not equal or exceed fifty percent of the present equalized assessed value of the building.

4. All new private sewage disposal systems, or addition to, replacement, repair or maintenance of a private sewage disposal system shall meet all the applicable provisions of all local ordinances and ch. COMM 83, Wis. Adm. Code.

5. All new wells, or addition to, replacement, repair or maintenance of a well shall meet the applicable provisions of this chapter and ch. NR 811 and NR 812, Wis. Adm. Code.

D. Flood storage areas. No modifications or additions shall be allowed to any nonconforming structure in a flood storage area unless the standards outlined in 5.2(3) are met.

(Ord. No. 1724A, § 1(6.0), 4-8-2009)

19.46.070 Administration.

Where a zoning administrator, planning agency or a board of adjustment/appeals has already been appointed to administer a zoning ordinance adopted under ss. 59.69, 59.692 or 62.23(7), Stats., these officials shall also administer this chapter.

A. Zoning administrator.

1. The zoning administrator is authorized to administer this chapter and shall have the following duties and powers:

a. Advise applicants of the ordinance provisions, assist in preparing permit applications and appeals, and assure that the regional flood elevation for the proposed development is shown on all permit applications.

b. Issue permits and inspect properties for compliance with provisions of this chapter, and issue certificates of compliance where appropriate.

c. Inspect all damaged floodplain structures and perform a substantial damage assessment to determine if substantial damage to the structures has occurred.

d. Keep records of all official actions such as:

i. All permits issued, inspections made, and work approved;

ii. Documentation of certified lowest floor and regional flood elevations for floodplain development;

iii. Records of water surface profiles, floodplain zoning maps and ordinances, nonconforming uses and structures including changes, appeals, variances and amendments.

iv. All substantial damage assessment reports for floodplain structures.

e. Submit copies of the following items to the department regional office:

i. Within ten days of the decision, a copy of any decisions on variances, appeals for map or text interpretations, and map or text amendments;

ii. Copies of any case-by-case analyses, and any other information required by the department including an annual summary of the number and types of floodplain zoning actions taken.

iii. Copies of substantial damage assessments performed and all related correspondence concerning the assessments.

iv. Investigate, prepare reports, and report violations of this chapter to the municipal zoning agency and attorney for prosecution. Copies of the reports shall also be sent to the department regional office.

g. Submit copies of text and map amendments and biennial reports to the FEMA regional office.

2. Land use permit. A land use permit shall be obtained before any new development or any repair or change in the use of a building or structure, including sewer and water facilities, may be initiated. Application to the zoning administrator shall include:

a. General information.

i. Name and address of the applicant, property owner and contractor;

ii. Legal description, proposed use, and whether it is new construction or a modification;

b. Site development plan. A site plan drawn to scale shall be submitted with the permit application form and shall contain:

i. Location, dimensions, area and elevation of the lot;

ii. Location of the ordinary highwater mark of any abutting navigable waterways;

iii. Location of any structures with distances measured from the lot lines and street center lines;

iv. Location of any existing or proposed on-site sewage systems or private water supply systems;

v. Location and elevation of existing or future access roads;

vi. Location of floodplain and floodway limits as determined from the official floodplain zoning maps;

vii. The elevation of the lowest floor of proposed buildings and any fill using vertical datum from the adopted study - either National Geodetic Vertical Datum (NGVD) or North American Vertical Datum (NAVD);

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viii. Data sufficient to determine the regional flood elevation in NGVD or NAVD at the location of the development and to determine whether or not the requirements of sections 19.46.030 or 19.46.040 are met; and

ix. Data to determine if the proposed development will cause an obstruction to flow or an increase in regional flood height or discharge according to subsection 19.46.020A. This may include any of the information noted in subsection 19.46.030C.1.

c. Data requirements to analyze developments.

i. The applicant shall provide all survey data and computations required to show the effects of the project on flood heights, velocities and floodplain storage, for all subdivision proposals, as "subdivision" is defined in s. 236, Stats., and other proposed developments exceeding five acres in area or where the estimated cost exceeds $125,000.00. The applicant shall provide:

(A) An analysis of the effect of the development on the regional flood profile, velocity of flow and floodplain storage capacity;

(B) A map showing location and details of vehicular access to lands outside the floodplain; and

(C) A surface drainage plan showing how flood damage will be minimized.

The estimated cost of the proposal shall include all structural development, landscaping, access and road development, utilities, and other pertinent items, but need not include land costs.

d. Expiration. All permits issued under the authority of this chapter shall expire three hundred sixty-five days after issuance.

3. Certificate of compliance. No land shall be occupied or used, and no building which is hereafter constructed, altered, added to, modified, repaired, rebuilt or replaced shall be occupied until a certificate of compliance is issued by the zoning administrator, except where no permit is required, subject to the following provisions:

a. The certificate of compliance shall show that the building or premises or part thereof, and the proposed use, conform to the provisions of this chapter;

b. Application for such certificate shall be concurrent with the application for a permit;

c. If all ordinance provisions are met, the certificate of compliance shall be issued within ten days after written notification that the permitted work is completed;

d. The applicant shall submit a certification signed by a registered professional engineer or registered land surveyor that the fill, lowest floor and floodproofing elevations are in compliance with the permit issued. Floodproofing measures also require certification by a registered professional engineer or registered architect that floodproofing measures meet the requirements of subsection 19.46.070E.

4. Other permits. The applicant must secure all necessary permits from federal, state, and local agencies, including those required by the U.S. Army Corps of Engineers under s. 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. 1344.

B. Zoning agency.

1. The City of Whitewater Plan and Architectural review commission shall:

a. Oversee the functions of the office of the zoning administrator; and

b. Review and advise the governing body on all proposed amendments to this chapter, maps and text.

2. This zoning agency shall not:

a. Grant variances to the terms of the ordinance in place of action by the board of adjustment/appeals; or

b. Amend the text or zoning maps in place of official action by the governing body.

C. Board of adjustment/appeals. The board of adjustment/appeals, created under s. 59.694, Stats., for counties or s. 62.23(7)(e), Stats., for cities or villages, is hereby authorized or shall be appointed to act for the purposes of this chapter. The board shall exercise the powers conferred by Wisconsin Statutes and adopt rules for the conduct of business. The zoning administrator may not be the secretary of the board.

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1. Powers and duties. The board of adjustment/appeals shall:

a. Appeals -- Hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official in the enforcement or administration of this chapter.

b. Boundary disputes -- Hear and decide disputes concerning the district boundaries shown on the official floodplain zoning map.

c. Variances -- Hear and decide, upon appeal, variances from the ordinance standards.

2. Appeals to the board.

a. Appeals to the board may be taken by any person aggrieved, or by any officer or department of the municipality affected by any decision of the zoning administrator or other administrative officer. Such appeal shall be taken within thirty days unless otherwise provided by the rules of the board, by filing with the official whose decision is in question, and with the board, a notice of appeal specifying the reasons for the appeal. The official whose decision is in question shall transmit to the board all records regarding the matter appealed.

b. Notice and hearing for appeals including variances.

i. Notice -- The board shall:

(A) Fix a reasonable time for the hearing;

(B) Publish adequate notice pursuant to Wisconsin Statutes, specifying the date, time, place and subject of the hearing;

(C) Assure that notice shall be mailed to the parties in interest and the department regional office at least ten days in advance of the hearing.

ii. Hearing -- Any party may appear in person or by agent. The board shall:

(A) Resolve boundary disputes according to subsection 19.46.070C.3.

(B) Decide variance applications according to subsection 19.46.070C.4.

(C) Decide appeals of permit denials according to subsection 19.46.070D.

c. Decision: The final decision regarding the appeal or variance application shall:

i. Be made within a reasonable time;

ii. Be sent to the department regional office within ten days of the decision;

ii. Be a written determination signed by the chairman or secretary of the board;

iv. State the specific facts which are the basis for the board's decision;

v. Either affirm, reverse, vary or modify the order, requirement, decision or determination appealed, in whole or in part, dismiss the appeal for lack of jurisdiction or grant or deny the variance application;

vi. Include the reasons for granting an appeal, describing the hardship demonstrated by the applicant in the case of a variance, clearly stated in the recorded minutes of the board proceedings.

3. Boundary disputes. The following procedure shall be used by the board in hearing disputes concerning floodplain district boundaries:

a. If a floodplain district boundary is established by approximate or detailed floodplain studies, the flood elevations or profiles shall prevail in locating the boundary. If none exist, other evidence may be examined.

b. In all cases, the person contesting the boundary location shall be given a reasonable opportunity to present arguments and technical evidence to the board.

c. If the boundary is incorrectly mapped, the board should inform the zoning committee or the person contesting the boundary location to petition the governing body for a map amendment according to section 19.46.080.

4. Variance.

a. The board may, upon appeal, grant a variance from the standards of this chapter if an applicant convincingly demonstrates that:

i. Literal enforcement of the ordinance provisions will cause unnecessary hardship;

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ii. The hardship is due to adoption of the floodplain ordinance and unique property conditions, not common to adjacent lots or premises. In such case the ordinance or map must be amended;
ii. The variance is not contrary to the public interest; and
iv. The variance is consistent with the purpose of this chapter in subsection 19.46.010C.
b. In addition to the criteria in subsection a., to qualify for a variance under FEMA regulations, the following criteria must be met:
i. The variance may not cause any increase in the regional flood elevation;
ii. Variances can only be granted for lots that are less than one-half acre and are contiguous to existing structures constructed below the RFE;
iii. Variances shall only be granted upon a showing of good and sufficient cause, shall be the minimum relief necessary, shall not cause increased risks to public safety or nuisances, shall not increase costs for rescue and relief efforts and shall not be contrary to the purpose of the ordinance.
c. A variance shall not:
i. Grant, extend or increase any use prohibited in the zoning district.
ii. Be granted for a hardship based solely on an economic gain or loss.
iii. Be granted for a hardship which is self-created.
iv. Damage the rights or property values of other persons in the area.
v. Allow actions without the amendments to this chapter or map(s) required in subsection 19.46.090A.
vi. Allow any alteration of an historic structure, including its use, which would preclude its continued designation as an historic structure.
d. When a floodplain variance is granted the board shall notify the applicant in writing that it may increase flood insurance premiums and risks to life and property. A copy shall be maintained with the variance record.
(D) To review appeals of permit denials.
1. The zoning agency (s. 7.2) or board shall review all data related to the appeal. This may include:
a. Permit application data listed in subsection 19.46.070A.2.
b. Floodway/floodfringe determination data in subsection 19.46.050A.4.
c. Data listed in subsection 19.46.030C.1.b. where the applicant has not submitted this information to the zoning administrator.
d. Other data submitted with the application, or submitted to the board with the appeal.
2. For appeals of all denied permits the board shall:
a. Follow the procedures of subsection 19.46.010C.;
b. Consider zoning agency recommendations; and
c. Either uphold the denial or grant the appeal.
3. For appeals concerning increases in regional flood elevation the board shall:
a. Uphold the denial where the board agrees with the data showing an increase in flood elevation. Increases equal to or greater than 0.01 foot may only be allowed after amending the flood profile and map and all appropriate legal arrangements are made with all adversely affected property owners.
b. Grant the appeal where the board agrees that the data properly demonstrates that the project does not cause an increase equal to or greater than 0.01 foot provided no other reasons for denial exist.
E. Floodproofing.
1. No permit or variance shall be issued until the applicant submits a plan certified by a registered professional engineer or architect that the floodproofing measures will protect the structure or development to the flood protection elevation.
2. Floodproofing measures shall be designed to:
a. Withstand flood pressures, depths, velocities, uplift and impact forces and other regional flood factors;
b. Protect structures to the flood protection elevation;

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c. Anchor structures to foundations to resist flotation and lateral movement; and

d. Insure that structural walls and floors are watertight to the flood protection elevation, and the interior remains completely dry during flooding without human intervention.

3. Floodproofing measures could include:

a. Reinforcing walls and floors to resist rupture or collapse caused by water pressure or floating debris.

b. Adding mass or weight to prevent flotation.

c. Placing essential utilities above the flood protection elevation.

d. Installing surface or subsurface drainage systems to relieve foundation wall and basement floor pressures.

e. Constructing water supply wells and waste treatment systems to prevent the entry of flood waters.

f. Putting cutoff valves on sewer lines or eliminating gravity flow basement drains.

F. Public information.

1. Place marks on structures to show the depth of inundation during the regional flood.

2. All maps, engineering data and regulations shall be available and widely distributed.

3. All real estate transfers should show what floodplain zoning district any real property is in.

(Ord. No. 1724A, § 1(7.0), 4-8-2009)

19.46.080 Amendments.

A. General. The governing body may change or supplement the floodplain zoning district boundaries and this chapter in the manner provided by law. Actions which require an amendment include, but are not limited to, the following:

1. Any change to the official floodplain zoning map, including the floodway line or boundary of any floodplain area.

2. Correction of discrepancies between the water surface profiles and floodplain zoning maps.

3. Any fill in the floodplain which raises the elevation of the filled area to a height at or above the flood protection elevation and is contiguous to land lying outside the floodplain.

4. Any fill or floodplain encroachment that obstructs flow, increasing regional flood height 0.01 foot or more.

5. Any upgrade to a floodplain zoning ordinance text required by s. NR 116.05, Wis. Adm. Code, or otherwise required by law, or for changes by the municipality.

6. All channel relocations and changes to the maps to alter floodway lines or to remove an area from the floodway or the floodfringe that is based on a base flood elevation from a FIRM requires prior approval by FEMA.

Note: Consult the FEMA web site -- www.fema.gov -- for the map change fee schedule.

B. Procedures. Ordinance amendments may be made upon petition of any interested party according to the provisions of s. 62.23, Stats., for cities and villages, or 59.69, Stats., for counties. Such petitions shall include all necessary data required by subsections 19.46.050A.4. and 19.46.070A.2.

1. The proposed amendment shall be referred to the zoning agency for a public hearing and recommendation to the governing body. The amendment and notice of public hearing shall be submitted to the department regional office for review prior to the hearing. The amendment procedure shall comply with the provisions of s. 62.23, Stats., for cities and villages or s. 59.69, Stats., for counties.

2. No amendments shall become effective until reviewed and approved by the department.

3. All persons petitioning for a map amendment that obstructs flow, increasing regional flood height 0.01 foot or more, shall obtain flooding easements or other appropriate legal arrangements from all adversely affected property owners and notify local units of government before the amendment can be approved by the governing body.

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4. For amendments in areas with no water surface profiles, the zoning agency or board shall consider data submitted by the department, the zoning administrator's visual on-site inspections and other available information. (See subsection 19.46.010E.4.)
(Ord. No. 1724A, § 1(8.0), 4-8-2009)

19.46.090 Enforcement and penalties.

Any violation of the provisions of this chapter by any person shall be unlawful and shall be referred to the municipal attorney who shall expeditiously prosecute all such violators. A violator shall, upon conviction, forfeit to the municipality a penalty of not less than $200.00 and not more than $300.00, together with a taxable cost of such action. Each day of continued violation shall constitute a separate offense. Every violation of this chapter is a public nuisance and the creation may be enjoined and the maintenance may be abated by action at suit of the municipality, the state, or any citizen thereof pursuant to s. 87.30, Stats. (I BELIEVE WE DECIDED TO LEAVE THIS AS IS)
(Ord. No. 1724A, § 1(9.0), 4-8-2009)

19.46.100 Definitions.

Unless specifically defined, words and phrases in this chapter shall have their common law meaning and shall be applied in accordance with their common usage. Words used in the present tense include the future, the singular number includes the plural and the plural number includes the singular. The word "may" is permissive, "shall" is mandatory and is not discretionary.

1) "A Zones" means those areas shown on the official floodplain zoning map which would be inundated by the regional flood. These areas may be numbered or unnumbered A Zones. The A Zones may or may not be reflective of flood profiles, depending on the availability of data for a given area.

2) "Accessory structure or use" means a facility, structure, building or use which is accessory or incidental to the principal use of a property, structure or building.

3) "Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year, as published by FEMA as part of a FIS and depicted on a FIRM.

4) "Basement" means any enclosed area of a building having its floor sub-grade, i.e., below ground level, on all sides.

5) "Building." See Structure.

6) "Bulkhead line" means a geographic line along a reach of navigable water that has been adopted by a municipal ordinance and approved by the department pursuant to s. 30.11, Stats., and which allows limited filling between this bulkhead line and the original ordinary highwater mark, except where such filling is prohibited by the floodway provisions of this chapter.

7) "Campground" means any parcel of land which is designed, maintained, intended or used for the purpose of providing sites for nonpermanent overnight use by four or more camping units, or which is advertised or represented as a camping area.

8) "Camping unit" means any portable device, no more than four hundred square feet in area, used as a temporary shelter, including but not limited to a camping trailer, motor home, bus, van, pickup truck, tent or other mobile recreational vehicle.

9) "Certificate of compliance" means a certification that the construction and the use of land or a building, the elevation of fill or the lowest floor of a structure is in compliance with all of the provisions of this chapter.

10) "Channel" means a natural or artificial watercourse with definite bed and banks to confine and conduct normal flow of water.

11) "Crawlways" or "crawl space" means an enclosed area below the first usable floor of a building, generally less than five feet in height, used for access to plumbing and electrical utilities.

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12) "Deck" means an unenclosed exterior structure that has no roof or sides, but has a permeable floor which allows the infiltration of precipitation.

13) "Department" means the Wisconsin Department of Natural Resources.

14) "Development" means any artificial change to improved or unimproved real estate, including, but not limited to, the construction of buildings, structures or accessory structures; the construction of additions or alterations to buildings, structures or accessory structures; the repair of any damaged structure or the improvement or renovation of any structure, regardless of percentage of damage or improvement; the placement of buildings or structures; subdivision layout and site preparation; mining, dredging, filling, grading, paving, excavation or drilling operations; the storage, deposition or extraction of materials or equipment; and the installation, repair or removal of public or private sewage disposal systems or water supply facilities.

15) "Dryland access" means a vehicular access route which is above the regional flood elevation and which connects land located in the floodplain to land outside the floodplain, such as a road with its surface above regional flood elevation and wide enough for wheeled rescue and relief vehicles.

16) "Encroachment" means any fill, structure, equipment, building, use or development in the floodway.

17) "Existing manufactured home park or subdivision" means a parcel of land, divided into two or more manufactured home lots for rent or sale, on which the construction of facilities for servicing the lots is completed before the effective date of this chapter. At a minimum, this would include the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads.

18) "Expansion to existing mobile/manufactured home park" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed. This includes installation of utilities, construction of streets and either final site grading, or the pouring if concrete pads.

19) "Federal Emergency Management Agency (FEMA)" means the federal agency that administers the National Flood Insurance Program.

20) "Flood insurance rate map" (FIRM) means a map of a community on which the Federal Insurance Administration has delineated both special flood hazard areas (the floodplain) and the risk premium zones applicable to the community. This map can only be amended by the Federal Emergency Management Agency.

21) "Flood" or "flooding" means A general and temporary condition of partial or complete inundation of normally dry land areas caused by one of the following conditions:

The overflow or rise of inland waters,

The rapid accumulation or runoff of surface waters from any source,

The inundation caused by waves or currents of water exceeding anticipated cyclical levels along the shore of Lake Michigan or Lake Superior, or

The sudden increase caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a seiche, or by some similarly unusual event.

22) "Flood frequency" means the probability of a flood occurrence which is determined from statistical analyses. The frequency of a particular flood event is usually expressed as occurring, on the average, once in a specified number of years or as a percent (%) chance of occurring in any given year.

23) "Floodfringe" means that portion of the floodplain outside of the floodway which is covered by flood waters during the regional flood and associated with standing water rather than flowing water.

24) "Flood hazard boundary map" means a map designating approximate flood hazard areas. Flood hazard areas are designated as unnumbered A-Zones and do not contain floodway lines or regional flood elevations. This map forms the basis for both the regulatory and insurance aspects of the National

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Flood Insurance Program (NFIP) until superseded by a Flood Insurance Study and a Flood Insurance Rate Map.

25) "Flood insurance study" means a technical engineering examination, evaluation, and determination of the local flood hazard areas. It provides maps designating those areas affected by the regional flood and provides both flood insurance rate zones and base flood elevations and may provide floodway lines. The flood hazard areas are designated as numbered and unnumbered A-Zones. Flood Insurance Rate Maps, that accompany the Flood Insurance Study, form the basis for both the regulatory and the insurance aspects of the National Flood Insurance Program.

26) "Floodplain" means land which has been or may be covered by flood water during the regional flood. It includes the floodway and the floodfringe, and may include other designated floodplain areas for regulatory purposes.

27) "Floodplain island" means a natural geologic land formation within the floodplain that is surrounded, but not covered, by floodwater during the regional flood.

28) "Floodplain management" means policy and procedures to insure wise use of floodplains, including mapping and engineering, mitigation, education, and administration and enforcement of floodplain regulations.

29) "Flood profile" means a graph or a longitudinal profile line showing the relationship of the water surface elevation of a flood event to locations of land surface elevations along a stream or river.

30) "Floodproofing" means any combination of structural provisions, changes or adjustments to properties and structures, water and sanitary facilities and contents of buildings subject to flooding, for the purpose of reducing or eliminating flood damage.

31) "Flood protection elevation" means an elevation of two feet of freeboard above the water surface profile elevation designated for the regional flood. (Also see: Freeboard.)

32) "Flood storage" means those floodplain areas where storage of floodwaters has been taken into account during analysis in reducing the regional flood discharge.

33) "Floodway" means the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood discharge.

34) "Freeboard" means a safety factor expressed in terms of a specified number of feet above a calculated flood level. Freeboard compensates for any factors that cause flood heights greater than those calculated, including ice jams, debris accumulation, wave action, obstruction of bridge openings and floodways, the effects of watershed urbanization, loss of flood storage areas due to development and aggregation of the river or stream bed.

35) "Habitable structure" means any structure or portion thereof used or designed for human habitation.

36) "Hearing notice" means publication or posting meeting the requirements of Ch. 985, Stats. For appeals, a Class 1 notice, published once at least one week (seven days) before the hearing, is required. For all zoning ordinances and amendments, a Class 2 notice, published twice, once each week consecutively, the last at least a week (seven days) before the hearing. Local ordinances or bylaws may require additional notice, exceeding these minimums.

37) "High flood damage potential" means damage that could result from flooding that includes any danger to life or health or any significant economic loss to a structure or building and its contents.

38) "Historic structure" means any structure that is either:

Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register,

Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district,

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Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior, or

Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program, as determined by the Secretary of the Interior; or by the Secretary of the Interior in states without approved programs.

39) "Increase in regional flood height" means a calculated upward rise in the regional flood elevation, equal to or greater than 0.01 foot, based on a comparison of existing conditions and proposed conditions which is directly attributable to development in the floodplain but not attributable to manipulation of mathematical variables such as roughness factors, expansion and contraction coefficients and discharge.

40) "Land use" means any nonstructural use made of unimproved or improved real estate. (Also see development.)

41) "Manufactured home" means a structure transportable in one or more sections, which is built on a permanent chassis and is designed to be used with or without a permanent foundation when connected to required utilities. The term "manufactured home" includes a mobile home but does not include a "mobile recreational vehicle."

42) "Mobile recreational vehicle" means a vehicle which is built on a single chassis, four hundred square feet or less when measured at the largest horizontal projection, designed to be self-propelled, carried or permanently towable by a licensed, light-duty vehicle, is licensed for highway use if registration is required and is designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel or seasonal use. Manufactured homes that are towed or carried onto a parcel of land, but do not remain capable of being towed or carried, including park model homes, do not fall within the definition of "mobile recreational vehicles."

43) "Municipality" or "municipal" means the county, city or village governmental units enacting, administering and enforcing this zoning ordinance.

44) "NAVD" or "North American Vertical Datum" means Elevations referenced to mean sea level datum, 1988 adjustment.

45) "NGVD" or "National Geodetic Vertical Datum" means Elevations referenced to mean sea level datum, 1929 adjustment.

46) "New construction" means for floodplain management purposes, "new construction" means structures for which the start of construction commenced on or after the effective date of floodplain zoning regulations adopted by this community and includes any subsequent improvements to such structures. For the purpose of determining flood insurance rates, it includes any structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures.

47) "Nonconforming structure" means an existing lawful structure or building which is not in conformity with the dimensional or structural requirements of this chapter for the area of the floodplain which it occupies. (For example, an existing residential structure in the floodfringe district is a conforming use. However, if the lowest floor is lower than the flood protection elevation, the structure is nonconforming.)

48) "Nonconforming use" means an existing lawful use or accessory use of a structure or building which is not in conformity with the provisions of this chapter for the area of the floodplain which it occupies. (Such as a residence in the floodway.)

49) "Obstruction to flow" means any development which blocks the conveyance of floodwaters such that this development alone or together with any future development will cause an increase in regional flood height.

50) "Official floodplain zoning map" means that map, adopted and made part of this chapter, as described in subsection 19.46.010E.2., which has been approved by the department and FEMA.

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51) "Open space use" means those uses having a relatively low flood damage potential and not involving structures.

52) "Ordinary highwater mark" means the point on the bank or shore up to which the presence and action of surface water is so continuous as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristic.

53) "Person" means an individual, or group of individuals, corporation, partnership, association, municipality or state agency.

54) "Private sewage system" means a sewage treatment and disposal system serving one structure with a septic tank and soil absorption field located on the same parcel as the structure. It also means an alternative sewage system approved by the Department of Commerce, including a substitute for the septic tank or soil absorption field, a holding tank, a system serving more than one structure or a system located on a different parcel than the structure.

55) "Public utilities" means those utilities using underground or overhead transmission lines such as electric, telephone and telegraph, and distribution and collection systems such as water, sanitary sewer and storm sewer.

56) "Reasonably safe from flooding" means base flood waters will not inundate the land or damage structures to be removed from the special flood hazard area and that any subsurface waters related to the base flood will not damage existing or proposed buildings.

57) "Regional flood" means a flood determined to be representative of large floods known to have occurred in Wisconsin. A regional flood is a flood with a one percent chance of being equaled or exceeded in any given year, and if depicted on the FIRM, the RFE is equivalent to the BFE.

58) "Start of construction" means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within one hundred eighty days of the permit date. The actual start means either the first placement of permanent construction on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond initial excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling, nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For an alteration, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

59) "Structure" means any manmade object with form, shape and utility, either permanently or temporarily attached to, placed upon or set into the ground, stream bed or lake bed, including, but not limited to, roofed and walled buildings, gas or liquid storage tanks, bridges, dams and culverts.

60) "Subdivision" means has the meaning given in s. 236.02(12), Wis. Stats.

61) "Substantial damage" means damage of any origin sustained by a structure, whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed fifty percent of the equalized assessed value of the structure before the damage occurred.

62) "Unnecessary hardship" means where special conditions affecting a particular property, which were not self-created, have made strict conformity with restrictions governing areas, setbacks, frontage, height or density unnecessarily burdensome or unreasonable in light of the purposes of the ordinance.

63) "Variance" means an authorization by the board of adjustment or appeals for the construction or maintenance of a building or structure in a manner which is inconsistent with dimensional standards (not uses) contained in the floodplain zoning ordinance.

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64) "Violation" means the failure of a structure or other development to be fully compliant with the floodplain zoning ordinance. A structure or other development without required permits, lowest floor elevation documentation, floodproofing certificates or required floodway encroachment calculations is presumed to be in violation until such time as that documentation is provided.

65) "Watershed" means the entire region contributing runoff or surface water to a watercourse or body of water.

66) "Water surface profile" means a graphical representation showing the elevation of the water surface of a watercourse for each position along a reach of river or stream at a certain flood flow. A water surface profile of the regional flood is used in regulating floodplain areas.

67) "Well" means an excavation opening in the ground made by digging, boring, drilling, driving or other methods, to obtain groundwater regardless.

(Ord. No. 1724A, § 1(10.0), 4-8-2009)

Chapter 19.461 FWW FLOODWAY/WETLAND DISTRICT

Sections:

19.461.010 Purpose.
19.461.020 Permitted uses.
19.461.030 Conditional uses.
19.461.040 Maintenance of drainageways.
19.461.050 Dumping and filling prohibited.
19.461.060 Dangerous materials storage prohibited.
19.461.070 Incompatible use prohibited.
19.461.080 Mobile homes prohibited.

19.461.010 Purpose.

The FWW floodway/wetland district is intended to preserve, protect, and enhance the ponds, streams, and wetland areas within the floodplains of the city. The preservation, protection, and enhancement of these areas will serve to maintain safe and healthful conditions; maintain and improve water quality, both ground and surface; prevent flood damage; control stormwater runoff; protect stream banks from erosion; protect groundwater recharge and discharge areas; protect wildlife habitat; protect native plant communities; avoid the location of structures on soils which are generally not suitable for use; and protect the water-based recreation resources of the city. In delineating the FWW district, the effects of development within the associated floodfringe shall be computed, as regulated under Chapter 19.46 of this title. No floodway/wetland district changes shall be permitted that are not consistent with the wetland preservation shoreland protection objectives of Section 144.26 of the Wisconsin Statutes as set forth in Section 19.69.066(B) of this code.

The FWW floodway/wetland district, as shown on the zoning map, includes those wetlands that are shown on the Wisconsin Wetland Inventory Map for the City of Whitewater, dated July 2, 1987, and stamped "FINAL;" which are also shown within the one hundred-year recurrence interval floodplain as shown on the official Floodplain Zoning Map.

(Ord. 1600 § 4, 2006: Ord. 1196 § 1(part), 1990).

19.461.020 Permitted uses.

Permitted uses in the FWW district are limited to the following:

A. Hiking, fishing, trapping, swimming and boating, unless prohibited by other laws and ordinances;

B. Harvesting of wild crops, such as marsh hay, ferns, moss, wild rice, berries, tree fruits and tree seeds, in a manner that is not injurious to the natural reproduction of such crops, and that does not involve filling, flooding, draining, dredging, ditching, tiling, or excavating;

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C. Silviculture, including the planting, thinning, and harvesting of timber, provided that no filling, flooding, draining, dredging, ditching, tiling, or excavating is done except for temporary water level stabilization measures to alleviate abnormally wet or dry conditions which would have an adverse impact on silvicultural activities if not corrected;

D. Agricultural crops and grazing provided that they do not involve extension of cultivated areas, extension of or creation of new drainage systems, and further provided that they do not substantially disturb or impair the natural fauna, flora, topography, or water regimen;

E. Ditching, tiling, dredging, excavating, or filling done to maintain or repair an existing drainage system only to the extent necessary to maintain the level of drainage required to continue the existing use;

F. The construction and maintenance of piers, docks, and walkways, including those built on pilings;

G. The maintenance, repair, replacement, and reconstruction of existing streets, roads, and bridges.

(Ord. 1196 § 1(part), 1990).

19.461.030 Conditional uses.

The following uses are conditional uses in the FWW floodway/wetland district and may be permitted as specified. The city plan commission shall transmit a copy of each application for a conditional use in the FWW floodway/wetland district to the Wisconsin Department of Natural Resources (DNR) at least ten days prior to the public hearing. Final action on the application shall not be taken for thirty days or until the ~~DMR~~DNR has made its recommendation, whichever comes first. A copy of all FWW Floodway/wetland district conditional use permits shall be transmitted to the ~~DMR~~DNR within ten days following the decision:

A. The construction of streets which are necessary for the continuity of the city street system, necessary for the provision of essential utility and public safety services, or necessary to provide access to permitted open space uses in the FWW district; provided, that:

1. The street cannot as a practical matter be located outside the conservancy district;

2. The street is designed and constructed to minimize adverse impact upon the natural functions of the wetland as listed in Section 19.69.066(B) of this code;

3. The street is designed and constructed with the minimum cross-section practical to serve the intended use;

4. The street construction activities are carried out in the immediate area of the roadbed only; and

5. Any filling, flooding, draining, dredging, ditching, tiling, or excavating that is done must be necessary for the construction or maintenance of the street. Filling in the FWW district shall not be permitted if the effect will be to increase flood stage by 0.01 foot or more, except as otherwise provided in this chapter.

B. The establishment and development of public and private parks and recreation areas, recreation trails, public boat access sites, natural and outdoor education areas, historic and scientific areas, wildlife ~~refugees~~refuges, game preserves, and private habitat areas; provided, that:

1. Any private recreation or wildlife habitat area must be exclusively for that purpose;

2. No structures shall be erected;

3. No filling is to be done; and

4. Ditching, excavating, dredging, dike and dam construction may be done in wildlife refuges, game preserves, and private wildlife habitat areas, but only for the purpose of improving wildlife habitat or to otherwise enhance the value of a wetland or other natural resource.

C. The construction and maintenance of fences; provided, that:

1. All fences shall have at least fifty percent of their surface area open for free passage of light, air, and floodwaters; and

2. All fences shall be firmly anchored to prevent them from floating away and restricting bridge openings.

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D. The construction and maintenance of electric, gas, telephone, water and sewer transmission and distribution lines, and related facilities; provided, that:

1. The transmission and distribution lines and related facilities cannot as a practical matter be located outside the floodway/wetland district;

2. All utilities shall be firmly anchored to prevent flotation;

3. All utilities shall be floodproofed to an elevation at least two feet above the 100-year recurrence interval flood, and shall be designed to eliminate or minimize infiltration of floodwater into the utility; and

4. Any filling, draining, dredging, ditching, or excavating that is done must be necessary for the construction or maintenance of the utility, and must be done in a manner designed to minimize flooding and other adverse impacts upon the natural functions of the conservancy area. Filling in the FWW district shall not be permitted if the effect will be to increase flood stage by 0.01 foot or more, except as otherwise provided in this chapter.

E. The construction and maintenance of railroad lines; provided, that:

1. The railroad lines cannot as a practical matter be located outside the conservancy district; and

2. Any filling, draining, dredging, ditching, or excavating that is done must be necessary for the construction or maintenance of the railroad, and must be done in a manner designed to minimize flooding and other adverse impacts upon the natural functions of the conservancy area.

(Ord. 1196 § 1(part), 1990).

19.461.040 Maintenance of drainageways.

No development in the FWW floodway/wetland district shall adversely affect the channels, floodways, or shorelands of Whitewater Creek, Spring Brook, any tributaries thereto, drainage ditches, or other lands lying outside the floodlands.

(Ord. 1196 § 1(part), 1990).

19.461.050 Dumping and filling prohibited.

Lands lying within the FWW floodway/wetland district shall not be used for dumping or be filled.

(Ord. 1196 § 1(part), 1990).

19.461.060 Dangerous materials storage prohibited.

Lands lying within the FWW floodway/wetland district shall not be used for the storage of materials that are buoyant, flammable, explosive, or injurious to human, animal, or plant life.

(Ord. 1196 § 1(part), 1990).

19.461.070 Incompatible use prohibited.

A. Lands lying within the FWW floodway/wetland district shall not be used for any solid waste disposal site or onsite soil absorption sanitary sewerage system site, or the construction of any well which is used to obtain water for ultimate human consumption. Sewage treatment plants and treatment ponds shall not be constructed in the FWW floodway/wetland district.

B. Any use not listed as a permitted use or a conditional use in the FWW floodway/wetland district is prohibited unless the FWW district lands concerned are first rezoned into another district. Furthermore, the use of a boathouse for human habitation and the construction or placement of a boathouse or fixed houseboat below the ordinary highwater mark of any navigable water are prohibited.

(Ord. 1196 § 1(part), 1990).

19.461.080 Mobile homes prohibited.

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No mobile home, manufactured home, mobile home park, or trailer camp shall be placed or moved onto lands lying in the FWW floodway/wetland district.
(Ord. 1196 § 1(part), 1990).

Chapter 19.48 I INSTITUTIONAL DISTRICT

Sections:

19.48.010 Purpose.
19.48.020 Permitted uses.
19.48.030 Conditional uses.
19.48.040 Lot area.
19.48.050 Lot width.
19.48.060 Building height.
19.48.070 Yard requirements.
19.48.080 Number of structures on one lot.

19.48.010 Purpose.

The I institutional district is established to provide a community review and approval process for certain institutional uses that have a potential impact on surrounding land uses and/or the city as a whole.
(Ord. 1364 § 8, 1997: Ord. 994 § 3.17(part), 1982).

19.48.020 Permitted uses.

Permitted uses in the I district include:

A. Colleges;

B. Universities and their associated residential, educational and service facilities. Except that new structures and/or exterior remodeling of existing structures which are within one hundred fifty feet of any other zoning district boundary (includes surface parking areas for more than twenty vehicles) shall be a conditional use as indicated below. The uses stated in Section 19.48.030 shall be conditional uses;

C. The second or greater wireless telecommunication facility located on an alternative support structure already supporting a wireless telecommunications facility or on a pre-existing wireless telecommunications facility, with wireless telecommunications support facilities allowed as permitted accessory uses, all per the requirements of Chapter 19.55.
(Ord. 1499 § 22, 2001; 1364 § 9, 1997: Ord. 994 § 3.17(A), 1982).

19.48.030 Conditional uses.

Conditional uses in the I district include:

A. New structures and/or exterior remodeling or existing structures within one hundred fifty feet of any other zoning district boundary (includes surface parking areas for more than twenty vehicles);

B. Gymnasiums, sport stadiums, auditoriums, and similar places of general public assembly;

C. Parking structures and surface parking areas for more than one hundred vehicles;

D. The first wireless telecommunications facility located on an alternative support structure only, per the requirements of Chapter 19.55;

E. Fraternity or sorority houses.
(Ord. 1668A § 3, 2007; Ord. 1499 § 23, 2001; Ord. 994 § 3.17(B), 1982).

19.48.040 Lot area.

Minimum total lot area in the I district is one acre.
(Ord. 994 § 3.17(C), 1982).

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19.48.050 Lot width.

Minimum lot width in the I district is one hundred twenty feet.
(Ord. 994 § 3.17(D), 1982).

19.48.060 Building height.

Maximum building height in the institutional district shall be sixty feet. Mechanical penthouses shall be excluded from the building height restrictions listed herein if they comply with the following limitations:

A. Penthouses shall be no taller than the highest floor to floor height in the building.

B. Penthouses shall be set back from the public street building facade of the building equal to the height of the penthouse.

C. The penthouse floor area, including vertical circulation spaces leading to the penthouse, shall be no greater than ten percent of the ground floor building footprint.

(Ord. 1673A § 1, 2008: Ord. 994 § 3.17(E), 1982).

19.48.070 Yard requirements.

Minimum yard requirements in the I district are:

A. Any street yard facing any zoning district other than the institutional district shall be no less than twenty-five feet, measured from the right-of-way, or one-half of the total height of the building, whichever is greater. Any street yard within an institutional district facing yards in an institutional district shall not be less than twenty-five feet, measured from the right-of-way. The building setback shall not in any event encroach on the intersection visibility requirements set forth in Whitewater Municipal Code, Section 19.51.010;

B. Street yard for off-street parking--fifteen feet;

C. Side yard shall be thirty feet or equal to the height of the structure, whichever is greater;

D. Rear yard--thirty-five feet or equal to the height of the structure, whichever is greater.

(Ord. 1673A § 2, 2008; Ord. 1364 § 10, 1997: Ord. 994 § 3.17(F), 1982).

19.48.080 Number of structures on one lot.

Within the I district, more than one principal structure may be located on a lot (see Section 19.06.150).
(Ord. 994 § 3.17(G), 1982).

Chapter 19.485 LARGE RETAIL AND COMMERCIAL SERVICE DEVELOPMENT STANDARDS ~~This whole district seems overly detailed and bureaucratic. Many of the regulations are overly restrictive. It is also not likely that all of the possible problems with larger format retail can be imagined. It might be better to cut this section and replace it with a separate PD section just for business and commercial activity (over 40,000 sf?) along with a set of goals or performance issues (such us what happens to the site if the buildings go dark, etc.)~~

Sections:

19.485.010 Title.
19.485.020 Description.
19.485.030 Conditional use permit or P~~C~~D approval required.
19.485.040 Regulations.

19.485.010 Title.

This section shall be known, cited, and referred to as the large retail and commercial service development chapter.
(Ord. No. 1796A, § 3, 8-3-2010)

19.485.020 Description.

A large retail and commercial service development is a development comprised of one or more contiguous parcels or building sites for a single retail or commercial service enterprise or for multiple such enterprises within which the total combined floor and surface area of all indoor retail and/or commercial activities, associated enclosed or outdoor storage, and associated outdoor display exceeds ~~twenty~~ fifty thousand square feet. ~~SEEMS VERY LOW – WILL NOT ALLOW FOR CLEAR SEPARATION OF SMALL AND LARGE FORMAT RETAIL LIKE A WALGREENS VS A WAL-MART~~ The requirements of Chapter 19.485 are applicable to any new, altered or expanded establishment or group of establishments that meet or exceed the above floor and surface area threshold, where a complete application for conditional use permit or PCD zoning is filed after the effective date of this chapter. The vacant building provisions set forth in Subsection 19.485.040F.18. shall also apply to large retail and commercial service developments that were constructed prior to the effective date of this chapter.
(Ord. No. 1796A, § 3, 8-3-2010)

19.485.030 Conditional use permit or PCD approval ~~required.~~ ~~SEEMS HIGHLY RESTRICTIVE~~
None. (NOTE: LARGE FORMAT RETAIL USES HAVE BEEN DESCRIBED IN THE PD SECTION)
~~AND COMPLICATED REGARDING FUTURE USES – IS THE GOAL TO SIMPLY SAY THAT A NEW USE MUST FIT THE RULES FOR PERMITTED OR CONDITIONAL USES IN THE DISTRICT – THAT IS, THE FORM DOES NOT GRANDFATHER THE USE. RECOMMENDED OPTION – REMOVE HIGHLY ESTRICTIVE LANGUAGE AND REPLACE WITH A "PUD" SECTION THAT LISTS THE TYPES OF ISSUES TO BE USED IN THE REVIEW PROCESS. POSSIBLY ADD A "BIG-BOX RECLAMATIN PLAN" COMPONENT.~~
A~~. Aside from where allowed under an approved PCD district, large retail and commercial service developments shall require a conditional use permit~~PUD ~~within any district in which they are allowed per other chapters in this title.~~
~~All additions to structures, parking, or storage areas that are part of an approved large retail and commercial service development shall require an amendment to the conditional use permit or the previously approved PCD plans, per the associated requirements for such amendments in this title.~~
~~B. Subsequent changes to individual land uses listed as permitted uses within the applicable zoning district (for example, a new tenant in a pre-existing retail space) are permitted without amendment to the associated large retail and commercial development conditional use permit or PCD specific implementation plan, unless said conditional use permit or PCD plan placed restrictions on such change of use.~~
~~C. Subsequent individual land uses following initial approval of the development allowed only by conditional use permit in the zoning district or approved PCD specific implementation plan may be allowed only under a subsequent conditional use permit for the specific use, regardless of whether said use entails modifications to the building and/or site layout.~~
~~(Ord. No. 1796A, § 3, 8-3-2010)~~

~~**19.485.040 Regulations.**~~
~~In addition to applicable zoning district standards and other applicable standards of this title, each large retail and commercial service development shall meet the following additional standards, as may be applicable given the size of each such development:~~

~~A. Large Retail and Commercial Service Development Questionnaire. A large retail and commercial service development questionnaire shall be fully completed when a development reaches or exceeds the defined threshold for such a questionnaire established in Figure 19.485(2). The completed large retail and commercial service development questionnaire shall specifically address compatibility with the city's comprehensive plan and detailed neighborhood, recreation, and other applicable plans, and follow the format included as Figure 19.485(3), subject to amendments by the zoning administrator as appropriate, and with attachments included as the administrator determines necessary.~~

~~B. Traffic Impact Analysis. A traffic impact analysis is required when a development reaches or exceeds the defined threshold for such an analysis outlined in Figure 19.485(2), and may be required by the city director of public works for projects below that threshold if there is initial evidence to suggest that existing roads in the area may not be adequate to accommodate additional traffic demands. The traffic impact analysis shall be completed in accordance with standards approved by the city director of public works, or where he/she does not approve a particular standard, with the most current revision of the Traffic Impact Analysis Guidelines published by the State of Wisconsin Department of Transportation. Where the traffic impact analysis indicates that the proposed development may cause off-site public roads, intersections, or interchanges to function below level of service (LOS) D, then the city may deny the application, may require a size reduction in the proposed development, and/or may require the developer to construct and/or pay for required off-site improvements to achieve LOS D for a planning horizon of a minimum of ten years following full build-out of the development. All such developments shall have direct access to an arterial or collector street. Vehicle access shall be designed to accommodate peak on-site traffic volumes without disrupting traffic on public streets or impairing pedestrian safety. This shall be accomplished through adequate parking lot design and capacity; access drive entry throat length, width, design, location, and number; traffic control devices; and/or sidewalks. The site design shall provide direct transportation connections to adjacent land uses and sites if required by the city.~~

~~C. Economic and Fiscal Impact Analysis. An economic and fiscal impact analysis is required when a development reaches or exceeds the defined threshold for such an analysis outlined in Figure 19.485(2). The economic and fiscal impact analysis shall include all of the items identified in Figure 19.485(4) and meet the following requirements:~~

~~1. The analysis shall identify and assess the economic and fiscal impacts on the city.~~

~~2. The analysis shall propose measures to mitigate adverse impacts and/or maximize positive impacts, including provision of infrastructure or public service improvements sufficient to support the development. Any adverse impacts that cannot be mitigated shall be identified. Mitigation measures to be implemented by the applicant shall be identified.~~

~~3. If required by the zoning administrator, the applicant shall provide the necessary funding to the city to hire a consultant of the city's choice, with appropriate experience to complete and present an objective economic and fiscal impact analysis to the city.~~

~~D. Detailed Neighborhood Plan. A detailed neighborhood plan is required when a development reaches or exceeds the defined threshold for such a plan outlined in Figure 19.485(2). Such neighborhood plan shall cover any undeveloped areas within a one-thousand-five-hundred-foot radius from the boundaries of the development site (except where a lesser radius is approved by the zoning administrator) and be prepared to a recognized scale. The detailed neighborhood plan must be completed by the city or applicant prior to the application for conditional use permit or rezoning, and submitted or referenced with such application. The detailed neighborhood plan shall include a map of sufficient detail to establish the potential future mix and development of land uses based on the city's comprehensive plan and the relationship of surrounding lands to the large retail and commercial service development with regard to provision of streets, driveways, bicycle/pedestrian routes, utilities, stormwater management,~~

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~~landscape transitions, setbacks, and community design and character, and general layout, all in a manner that is consistent with the city's comprehensive plan.~~

~~E. Facilities and Associated Features. The following requirements are applicable when a large retail and commercial service development reaches or exceeds the defined threshold for such facilities and associated features outlined in Figure 19.485(2):~~

~~1. Building Location. Wherever practical, as determined by the plan and architectural review commission based on the particular setting, the primary building within the development shall be located close to the public street, including parking to the side or rear of that building. Where such primary building is proposed to be distant from the public street, the commission may require that the overall development design include smaller buildings on pads or outlots closer to the street. All buildings on outlots shall have an orientation and architectural quality that relates to the primary building. Placement and orientation of all buildings must facilitate appropriate land use transitions and appropriate traffic flow to adjoining roads and to neighboring commercial areas, commercial sites, and neighborhoods, and must forward community character objectives described in the city's comprehensive plan. Also see Subsection 19.485.040E.7. below for requirements associated with the location of parking lots.~~

~~2. Building Materials. Exterior building materials shall be of comparable aesthetic quality on all sides. Building materials such as glass, brick, stone, tinted and decorative concrete block are preferred, with wood, stucco, and exterior insulation and finish systems (EIFS) also permitted, as determined appropriate by the plan and architectural review commission. Decorative architectural metal with concealed fasteners or decorative tilt-up concrete panels may be approved only if integral to the overall design of the building. Windows shall be prominently incorporated into the building design for both aesthetic and daylighting effect.~~

~~3. Building Design. The building exterior shall complement other buildings in the vicinity (except those buildings identified for redevelopment), and shall meet the following:~~

~~a. The building shall employ varying facade setbacks, heights, roof treatments, doorways, window openings, and other structural or decorative elements to reduce apparent size and scale of the building and to add architectural interest.~~

~~b. A minimum of twenty percent of the building's facades that are visible from a public street shall employ actual facade protrusions or recesses with a depth of at least six feet. No uninterrupted facade without protrusions or recesses shall extend more than one hundred feet in length.~~

~~c. A minimum of twenty percent of all of the combined linear roof eave or parapet lines of the structure shall employ differences in height, with such differences being six feet or more as measured eave to eave or parapet to parapet.~~

~~d. Roofs with particular slopes may be required to complement existing buildings in the vicinity or otherwise establish a particular aesthetic objective.~~

~~e. Ground floor facades that face public streets shall have some combination of arcades (a series of outdoor spaces located under a roof or overhang and supported by columns or arches), display windows, entry areas, awnings, or other such features along no less than fifty percent of the horizontal length of such facades.~~

~~f. The integration of windows into building design is required. Windows shall be transparent glass wherever the plan and architectural review commission determines it practical. The use of blinds, spandrel (reflecting) glass, or display windows shall be acceptable where there is a determination that opacity is required. Backlighting of such windows may be required in such instances.~~

~~g. Building facades that are visible to the public shall include a repeating pattern that includes no less than three of the following elements: (i) color change, (ii) texture change, (iii) material modular change, (iv) expression of architectural or structural bay through a change in plane no less than twenty-four~~

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~~inches in width, such as an offset, reveal or projecting rib. At least one of these elements shall repeat horizontally.~~

~~4. Building Entrances. Public building entrances shall be clearly defined and highly visible on the building's exterior design, and shall be emphasized by, and be the focal point for, on-site traffic flow patterns. Two or more of the following design features shall be incorporated into all public building entrances: canopies or porticos, overhangs, projections, arcades, peaked roof forms, arches, or outdoor patios.~~

~~5. Building Colors. Building facade colors shall be non-reflective, subtle, neutral, or earth tone. The use of high-intensity colors, metallic colors, fluorescent colors or black on facades shall be prohibited. Building trim and architectural accent elements may feature bright colors or black, but such colors shall be muted, not metallic, not fluorescent, and not specific to particular uses or tenants. Standard corporate and trademark colors shall be permitted only on signage, unless such corporate colors meet the preceding building facade color standards.~~

~~6. Screening.~~

~~a. All ground-mounted and wall-mounted mechanical equipment, refuse containers and any permitted outdoor storage shall be fully concealed from on-site and off-site ground-level views, with materials identical to those used on the building exterior facades.~~

~~b. All rooftop mechanical equipment shall be screened by parapets, upper stories, and/or strategic placement relative to exterior walls or roofs, so as to not be visible from public streets adjacent or within one thousand feet of the subject property.~~

~~c. Loading docks shall be completely screened from surrounding public streets and properties. Said screening may be accomplished through loading areas internal to buildings, screen walls which match the building exterior in materials and design, fully opaque landscaping at time of planting, or combinations.~~

~~d. Gates and fencing may be used for security and access, but not for screening, and they shall be of high aesthetic quality. Decorative metal picket fencing and screening is acceptable. Chain link, wire mesh, or wood fencing is unacceptable, except that decorative, heavy-duty wood gates may be used.~~

~~7. Parking.~~

~~a. All parking lots shall be designed in accordance with Chapter 19.51 of this title.~~

~~b. Parking lots in which the number of spaces significantly exceeds the minimum number of parking spaces required for the specific use or uses in Section 19.51.130 shall be allowed only with specific and reasonable justification provided by the applicant within the application.~~

~~c. Parking lots shall be designed to create distinct parking areas of not more than one hundred twenty parking stalls each through use of landscaped and curbed medians and islands, a minimum of ten feet in width from back-of-curb to back-of-curb. Each landscaped island shall be a minimum of three hundred sixty square feet in landscaped area; and landscaped islands shall be spaced at intervals no greater than one island per every twenty spaces in that aisle. Each landscaped island shall be planted with a minimum of one deciduous tree.~~

~~d. Wherever site conditions allow, the plan and architectural review commission may require some or all parking to be oriented to the side and/or rear of the primary building within the development, allowing the building to be located closer to the public street. Applicants proposing to locate the majority of parking between the primary building and the public street shall submit information along with their application identifying the reasons why more or all parking may not be located to the side or rear of the principal building, either through a change in parking location, change in building location, or both.~~

~~8. Bicycle and Pedestrian Facilities.~~

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~~a. The entire development shall provide for safe pedestrian and bicycle access to all uses within the development, connections to existing and planned public sidewalks and other pedestrian and bicycle facilities, and connections to adjacent properties.~~

~~b. Pedestrian walkways shall be provided from all building entrances to existing or planned public sidewalks or other pedestrian and bicycle facilities. The minimum width for sidewalks adjacent to buildings shall be eight feet; and the minimum width for sidewalks elsewhere in the development shall be five feet.~~

~~c. Sidewalks internal to the development shall have adjoining landscaping along at least fifty percent of their length, and may be required to be provided with pedestrian-scale lighting.~~

~~d. Crosswalks within parking and driveway areas shall be distinguished from driving surfaces to enhance pedestrian safety by using different pavement materials, color, and/or texture in combination with signage.~~

~~e. The development shall provide secure, attractive, integrated bicycle parking. For developments with fewer than one hundred motor vehicle parking stalls, the minimum number of bicycle parking spaces shall not be less than ten percent of the number vehicle parking stalls. For developments with one hundred or more motor vehicle parking stalls, the minimum number of bicycle parking spaces shall not be less than five percent of the number of motor vehicle parking stalls. The inverted U-type bike rack is the preferred design, except where the city or applicant is attempting to advance a particular design theme for the area. Each inverted U may count as two bicycle parking spaces.~~

~~f. All bicycle parking racks shall be located within fifty feet of the main building entrance (except where secondary bicycle parking areas are located close to a separate employee entrance) and placed in a visible, well-lit, hard-surfaced, and accessible location at least thirty inches from the nearest building wall. At least one-half of all bicycle parking spaces shall be covered by a building canopy, arcade, or other shelter.~~

~~g. The development shall provide exterior pedestrian furniture in appropriate locations at a minimum rate of one seat for every twenty thousand square feet of floor area (per the measurement method in Section 19.485.020). In addition, a minimum of four seats shall be located within the store, with a clear view through exit doors to a passenger pick-up or drop-off area.~~

~~9. Central Areas and Features. Each development exceeding eighty thousand square feet in floor area (per the measurement method in Section 19.485.020) shall provide central area(s) or feature(s) such as a patio/seating area, pedestrian plaza with benches, outdoor playground area, water feature, and/or another such deliberately designated outdoor area or focal point that adequately enhance the development or community. Such area shall be openly accessible to the public, connected to the public and private sidewalk system, designed with materials compatible with the primary building and remainder of the site, and maintained over the life of the development.~~

~~10. Cart Returns. A minimum of one two-hundred-square-foot cart return area (corral) shall be provided for every one hundred parking spaces. Cart corrals shall be of durable, non-rusting, all-season construction, and shall be designed and colored to be compatible with the building and parking lot light standards. There shall be no exterior cart return or cart storage areas located within twenty five feet of any building.~~

~~11. Outdoor Display Areas. Exterior sales and display areas - whether permanent or seasonal - shall be permitted only where clearly depicted on the approved site plan associated with the development. All exterior display areas shall be separated from motor vehicle routes by a physical barrier visible to drivers and pedestrians, and by a minimum of ten feet. Display areas on sidewalks directly in front of buildings building must maintain a minimum walkway width of eight feet between the display items and any vehicle drives.~~

~~12. Outdoor Storage Uses and Areas. Exterior storage structures or uses, including the parking or storage of service vehicles, trailers, equipment, containers, crates, pallets, merchandise, materials, fork~~

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~~lifts, trash, recyclables, and all other items shall be permitted only where clearly depicted and labeled on the approved site plan. Such outdoor storage uses and areas shall be appropriately screened as required by Title 19.~~

~~13. Landscaping. On-site landscaping shall be provided at time of building occupancy (except as allowed under Section 19.66.060), shall meet all applicable landscaping guidelines approved by the city council or plan and architectural review commission, and shall be maintained per the requirements of such guidelines and Title 19 over the life of the development.~~

~~14. Lighting. On-site exterior lighting shall meet all the standards of Title 19. In addition, the color and design of pole lighting standards shall be compatible with the primary building in the development and the public lighting in the area, and shall be uniform throughout the entire development site.~~

~~15. Signage. In addition to meeting the applicable requirements of Title 19, a signage plan for all exterior signage shall provide for coordinated and complementary exterior sign locations, configurations, and colors throughout the development. Combined signs for multiple users may be required instead of multiple individual signs. The city may require the use of muted corporate colors on signage if proposed colors are not compatible with the city's design objectives for the area.~~

~~16. Environmental Sustainability, Natural Resources Protection, and Stormwater Management. Natural resources shall be protected in accordance with Title 19. In general, existing natural features shall be integrated into the site design as a site and community amenity. Each project shall meet the erosion control and stormwater management standards found in Title 16 of the Municipal Code and other applicable city ordinances.~~

~~Each development shall intentionally incorporate into site and building design elements that contribute to the long-term environmental sustainability of the development and the city, as such terms are described in the city's comprehensive plan. Each development shall provide at least one-half of the following sustainability features:~~

~~a. Reuse an existing, previously developed building and/or site.~~

~~b. Utilize one or more rain gardens or bioswales, as described in the City of Whitewater Landscaping Guidelines, to capture and manage stormwater.~~

~~c. Install a green roof or roof-top garden.~~

~~d. Incorporate stormwater management facilities that are designed to both serve their primary function and appear as natural features that can serve as attractive focal points for the development.~~

~~e. Install native/naturalized landscaping that minimizes requirements for irrigation/watering and provides natural habitat.~~

~~f. Install systems that allow for the capture and later use of rainwater to water landscaping and for other permitted functions.~~

~~g. Deliberately design/retrofit the primary building with energy efficient systems, such as lighting, refrigeration, and HVAC systems.~~

~~h. Integrate solar, geothermal, wind, or other on-site energy generation into the site and/or building design.~~

~~i. Utilize paving and/or roof materials with a solar reflectance index of at least twenty-nine for a minimum of fifty percent of the combined pavement and roof area on the site.~~

~~j. Purchase a minimum of fifty percent of the development's energy from renewable sources, such as wind or solar.~~

~~k. Recycle of a minimum of seventy-five percent of the waste generated during building/site construction.~~

~~l. Utilize a minimum of twenty-five percent recycled materials for building construction.~~

~~m. Utilize a minimum of fifty percent regional materials for building construction (extracted, harvested, or recovered, and manufacturing from within five hundred miles of the development site).~~

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~~n. No more than two additional sustainability features not listed above but approved by the plan and architectural review commission to meet the city's sustainability objectives, not including any feature already required by another section of this chapter.~~

~~17. Vacation of Existing Buildings in Large Retail and Commercial Service Developments.~~

~~a. Where any large retail or commercial service development that has fifty thousand or more square feet of floor area is vacated because the commercial use (sale of goods or merchandise at the building) conducted thereon is being relocated to a different building, the party shall be subject to the following provisions:~~

~~i. The party that vacated the site shall not impose limits on the type of reuse of the vacated site through conditions of sale or lease.~~

~~ii. The development agreement for the new development at the new site shall include provisions therein whereby the developer of the new site commits to the requirements contained herein.~~

~~b. In addition to the above, any building within large retail or commercial service development that has twenty thousand or more square feet of floor area and is vacated for any reason shall be subject to the following provisions:~~

~~i. The owner must file with the city a written statement as to the names, phone numbers, and addresses for all persons who are in control of the property and building.~~

~~ii. The owner shall be required to meet the requirements defined in Figure 19.485(1), based on the amount of time the building remains vacant:~~

~~Figure 19.485(1): Steps for Addressing Building Vacancy~~

~~TABLE INSET:~~

~~Period of Time Building is Vacant~~	~~Requirement~~
~~Within 1 Year of Vacancy~~	~~Install a fire department Knox Box for annual fire inspection.~~
~~Within 3 Years of Vacancy~~	~~City may require owner to paint the building a neutral color.~~
~~Within 5 Years of Vacancy~~	~~City may require the removal of all hard surfaces, with the exception of the main driveway and fire lane around the building, restore the former hard-surfaced areas with black dirt and grass, or any combination of the above.~~

~~iii. Within the first quarter of each year of vacancy, the owner shall provide the zoning administrator with a statement as to the condition of the building and prospects for removal or re-occupancy of the building(s).~~

~~iv. At any time following vacancy, the city may utilize other enforcement options available to it to ensure property maintenance and upkeep of the building and site.~~

~~v. Temporary occupancy of the building(s) and/or the exterior grounds for period of three hundred sixty five consecutive days or less shall not be considered to remove the vacancy status of the building under this section.~~

~~18. Development Agreement. The developer shall enter into a development agreement with the city which shall include the payment of all utilities, including, but not limited to, stormwater, sanitary sewer,~~

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~~and street infrastructure. Off-site improvements may also be required as part of the development agreement.~~

~~19. Exceptions. In the event the applicant desires a deviation or exception from the requirements of this section, the applicant shall present justification for such deviation or exception, including, but not limited to, preexisting conditions on a redevelopment site, which may be approved or denied by the plan and architectural review commission.~~

~~Figure 19.485(2): Thresholds for Large Retail and Commercial Service Development Requirements~~

~~TABLE INSET:~~

~~Requirement~~	~~Large Scale Retail and Commercial Development Threshold (per measurement method in Section 19.485.020)~~
~~Complete compatibility report (fits city's comprehensive plan and/or other adopted plans?)~~	~~>20,000 sq. ft.~~
~~Complete questionnaire~~	~~>20,000 sq. ft.~~
~~Provide required facilities and associated features (materials, landscape, etc.)~~	~~>20,000 sq. ft.~~
~~3rd party traffic impact analysis required~~	~~>50,000 sq. ft.~~
~~3rd party economic and fiscal impact analysis required~~	~~>80,000 sq. ft.~~
~~Detailed neighborhood plan required~~	~~>80,000 sq. ft.~~

~~Figure 19.485(3): Large Retail and Commercial Service Development Questionnaire~~

~~TABLE INSET:~~

~~Person filling out this form~~	~~=~~
~~Address~~	~~=~~
~~Phone number~~	~~=~~
~~Date~~	~~=~~
~~I. Project Contacts~~	
~~Property owner~~	~~=~~
~~Property owner representative~~	~~=~~
~~Developer~~	~~=~~
~~Developer representative~~	~~=~~
~~Prime contractor representative~~	~~=~~
~~Civil engineering representative~~	~~=~~
~~Architectural representative~~	~~=~~
~~Land planner representative~~	~~=~~

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~~Landscape architect representative –~~	~~=~~
~~Exterior lighting representative –~~	~~=~~

~~TABLE INSET:~~

~~II. Existing Site Conditions –~~		
~~A. Total Site Area (inclusive of all areas within parcel boundary): –~~	~~_____acres =~~	~~_____s.f. =~~
~~B. Environmental Corridor Components: –~~	~~_____acres =~~	~~_____s.f. =~~
~~Surface Water –~~	~~_____acres =~~	~~_____s.f. =~~
~~Wetlands –~~	~~_____acres =~~	~~_____s.f. =~~
~~100-Year Floodplain –~~	~~_____acres =~~	~~_____s.f. =~~
~~Steep Slopes (equal to or greater than 12%) –~~	~~_____acres =~~	~~_____s.f. =~~

~~TABLE INSET:~~

~~III. Relationship to Adopted Plans and Policies. Describe how the proposed development is compatible with the following: –~~	
~~A. City of Whitewater Comprehensive Plan: –~~	
~~Future Land Use Map –~~	~~=~~
~~Future Transportation Plan Map –~~	~~=~~
~~Future Community Facilities Plan Map –~~	~~=~~
~~Applicable Goals, Policies and Objectives –~~	~~=~~
~~Agricultural, Natural, and Cultural Resources Chapter –~~	~~=~~
~~Economic Development Chapter –~~	~~=~~
~~Sustainability Provisions –~~	~~=~~
~~Other Applicable Provisions of Comprehensive Plan –~~	~~=~~
~~B. City Park and Open Space Plan –~~	~~=~~
~~C. Detailed Neighborhood Plan Covering Area –~~	~~=~~
~~D. Intergovernmental Agreements –~~	~~=~~
~~E. Wisconsin DOT Plans and Policies –~~	~~=~~
~~F. Wisconsin DNR Plans and Policies –~~	~~=~~
~~G. Other Pertinent Plans and Policies as Indicated by City –~~	~~=~~

~~TABLE INSET:~~

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~~IV. Proposed Development Characteristics~~			
~~A. General Description of Proposed Development and Land Use Mix:~~ ~~=~~			
~~B. Proposed Modifications to Existing Site Conditions:~~			
~~Total Site~~	~~Acres to be Converted~~	~~Acres Not to be Converted~~	~~Total~~
~~Surface Water Areas~~	~~=~~	~~=~~	~~=~~
~~Wetland Areas~~	~~=~~	~~=~~	~~=~~
~~Floodplain Areas~~	~~=~~	~~=~~	~~=~~
~~Steep Slopes (12%+)~~	~~=~~	~~=~~	~~=~~
~~Woodland Areas~~	~~=~~	~~=~~	~~=~~
~~Total Environmental Corridor~~	~~=~~	~~=~~	~~=~~
~~Crop and Livestock Operation Areas~~	~~=~~	~~=~~	~~=~~
~~Other Open Areas~~	~~=~~	~~=~~	~~=~~
~~Total Existing Development Area~~	~~=~~	~~=~~	~~=~~
~~Existing Building Coverage Area~~	~~=~~	~~=~~	~~=~~
~~Existing Paved Area~~	~~=~~	~~=~~	~~=~~
~~Existing Lawn and Landscaped Area~~	~~=~~	~~=~~	~~=~~

~~TABLE INSET:~~

~~C. Proposed Development Areas:~~		
~~Total Site Area~~	~~_____sq. ft.~~	~~_____acres~~
~~Area of Building Footprint~~	~~_____sq. ft.~~	~~_____acres~~
~~Area of Total Paving~~	~~_____sq. ft.~~	~~_____acres~~
~~Area of Pervious Paving~~	~~_____sq. ft.~~	~~_____acres~~
~~Area of Lawn & Landscaping (not storm)~~	~~_____sq. ft.~~	~~_____acres~~
~~Area of Stormwater Management~~	~~_____sq. ft.~~	~~_____acres~~
~~Area of Impervious Surface~~	~~_____sq. ft.~~	~~_____acres~~
~~Area of Semi-Pervious Surface~~	~~_____sq. ft.~~	~~_____acres~~
~~Area of Pervious Surface~~	~~_____sq. ft.~~	~~_____acres~~
~~Total Building Floor Area~~	~~_____sq. ft.~~	~~=~~
~~First Floor Building Area~~	~~_____sq. ft.~~	~~=~~
~~Upper Floor Building Area~~	~~_____sq. ft.~~	~~=~~
~~Useable Basement Area~~	~~_____sq. ft.~~	~~=~~

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~~Figure 19.485(4): Economic and Fiscal Impact Analysis Requirements~~
~~TABLE INSET:~~

~~1. For the project, estimate the following:~~
~~a. Types of jobs created.~~
~~b. Number of full-time (40 hrs/wk) and part-time (less than 40 hrs/wk) jobs created.~~
~~c. The impact of the project on the overall local job market at year one and year five.~~
~~2. Estimate the amount of City and Walworth/Jefferson County labor to be used in the construction of the project and in permanent employment.~~
~~3. Include an analysis indicating the market proposed for the project and the area from which patrons will be attracted.~~
~~4. Evaluate the impact of the proposed project on commercial and/or retail vacancy rates in the proposed market area.~~
~~5. Estimate to what extent, if any, the proposed project would increase or reduce the proposed market area's economic base by eliminating existing businesses, creating new ones, or allowing existing ones to expand.~~
~~6. Compare and evaluate the projected costs and benefits to the community resulting from the project including:~~
~~a. Projected costs arising from increased demand for and required improvements to public services and infrastructure.~~
~~b. Value of improvements to public services and infrastructure to be provided by the project.~~
~~c. Projected property tax revenues to be generated by the project in the first year, after five years, and at build-out.~~
~~d. Projected impact of the project in the first five years on land values (both residential and commercial) and potential direct and indirect increase or loss in property tax revenues.~~
~~7. Projected lifespan of building(s) and reuse opportunities should the proposed use(s) vacate the building(s) in the future.~~

~~(Ord. No. 1796A, § 3, 8-3-2010)~~

Chapter 19.49 WELLHEAD PROTECTION

Sections:

19.49.010 Title.
19.49.020 Purpose and authority.
19.49.030 Applicability.
19.49.040 Definitions.
19.49.050 Wellhead protection area.
19.49.060 Enforcement.

19.49.010 Title.

This section shall be known, cited and referred to as the "wellhead protection ordinance" (hereinafter "WHP ordinance").

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(Ord. 1383 § 1(part), 1997).

19.49.020 Purpose and authority.

A. The residents of the City of Whitewater (hereinafter "the city") depend exclusively on groundwater for a safe drinking water supply. Certain land use practices and activities can seriously threaten or degrade groundwater quality. The purpose of the WHP ordinance codified in this chapter is to protect the city's municipal water supply and areas from which city wells draw water, and to promote the public health, safety and general welfare of the residents of the city.

B. These regulations are established pursuant to the authority granted by the Wisconsin Legislature in 1983, Wisconsin Act 410 (effective May 11, 1984), which specifically added groundwater protection to the statutory authorization for municipal planning and zoning in order to protect the public health, safety and welfare. Areas appropriate for protection in the WHP are established in the wellhead protection plan ("the plan") for City of Whitewater, Wisconsin, dated September 1996 and prepared by Strand Associates, Inc. The Plan document is incorporated herein by this reference, and a copy is on file in the office of the city clerk.

(Ord. 1383 § 1(part), 1997).

19.49.030 Applicability.

The regulations specified in the WHP ordinance codified in this chapter shall apply only to lands within those portions of the five-year time of travel zones (hereinafter sometimes "TOT") of Well No. 9 shown on the wellhead protection map (see Exhibit A in Appendix D of WHP) (hereinafter "the map"), which areas also lie within the city corporate limits.

(Ord. 1383 § 1(part), 1997).

19.49.040 Definitions.

As used in this chapter:

"Aquifer" means a saturated, permeable geologic formation that contains and will yield significant quantities of water.

"Cone of depression" means the area around a well, in which the water level has been lowered at least one-tenth of a foot by pumping of the well.

"Existing facilities which may cause or threaten to cause environmental pollution" means existing facilities which may cause or threaten to cause environmental pollution within the corporate limits of the city's well No. 9 recharge area which include but are not limited to the Wisconsin Department of Natural Resources' draft list of "Inventory of Sites or Facilities Which may Cause or Threaten to Cause Environmental Pollution," and Department of Industry, Labor and Human Relations list of "Leaking Underground Storage Tanks" (hereinafter "LUST's") and the Registry of Waste Disposal Sites in Wisconsin, all of which are incorporated herein by reference, together with future amendments thereto, as if fully set forth.

"Five Year Time of Travel (TOT)." The five year TOT is a portion of the recharge area, the outer boundary of which it is determined or estimated that groundwater and potential contaminants will take five years to reach a pumping well. The five year TOT for Whitewater's municipal well No. 9 is established based on the uniform flow equation. The TOT area is shown on the map. The TOT area shown on the map is hereinafter referred to as "the TOT."

"Groundwater divide" means ridge in the water table, or potentiometric surface, from which groundwater moves away at right angles in both directions. Line of highest hydraulic head in the water table or potentiometric surface.

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"Groundwater protection overlay district" shall be defined as that area within the TOT shown on the map attached as Exhibit A and incorporated herein by reference as if fully set forth.

"Recharge area" means area in which water reaches the zone of saturation by surface infiltration and encompasses all areas or features that supply groundwater recharge to a well.

"Wellhead protection area" means those proportions of the TOT which lie within the City of Whitewater corporate limits.

(Ord. 1383 § 1(part), 1997).

19.49.050 Wellhead protection area.

A. Intent. The area to be protected is the Whitewater wellhead protection area (hereinafter "WPA") (as determined by the plan) contained within the city boundary limits. These areas are designated on the map. These lands are subject to land use and development restrictions because of their close proximity to the TOT and the corresponding high threat of contamination.

B. Permitted Uses. The following are the only permitted uses within the WPA:

1. Any existing use, even though listed on prohibited uses, below, located within such areas to the extent that use currently exists, subject to the requirements for existing prohibited uses, subsection E of this section below;

2. Those uses permitted under Whitewater zoning code consistent with the zoning map, as amended by action of the Whitewater city council and which are not prohibited under subsection C of this section below.

C. Prohibited Uses. The following uses, if created after the adoption of the WHP ordinance codified in this chapter, are prohibited uses within the wellhead protection area designated on the map. These uses are prohibited based on the high probability that activities routinely associated with these uses (storage, use and handling of potential pollutants) will cause groundwater contamination. Uses not listed are not considered permitted uses.

1. Underground storage tanks of any size;
2. Septage and/or sludge spreading;
3. Animal waste land spreading;
4. Animal waste facilities;
5. Animal confinement facilities;
6. Gas stations;
7. Vehicle repair establishments, including auto body repair;
8. Printing and duplicating businesses;
9. Bus or truck terminals;
10. Repair shops;
11. Landfills or waste disposal facilities;
12. Wastewater treatment facilities;
13. Spray wastewater facilities;
14. Junk yards or auto salvage yards;
15. Bulk fertilizer and/or pesticide facilities;
16. Asphalt products manufacturing;
17. Dry-cleaning businesses;
18. Salt storage;
19. Electroplating facilities;
20. Exterminating businesses;
21. Paint and coating manufacturing;
22. Hazardous and/or toxic materials storage;
23. Hazardous and/or toxic waste facilities;

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24. Radioactive waste facilities;
25. Recycling facilities;
26. Cemeteries.

D. Where any of the uses listed in subsection C of this section above exist within the WPA on the effective date of the ordinance codified in this chapter, owners of these facilities will be allowed to upgrade such uses to facilitate or enhance groundwater protection. Plans for the proposed upgrade must be approved by the plan commission, and the appropriate permit issued by the city building inspector/zoning administrator's office prior to any work being initiated. Expansion of the prohibited use may be allowed with approval of the planning commission.

E. Requirements for Existing Prohibited Uses, Section 19.49.050C Above.

1. Such uses shall provide copies of all federal, state and local facility operation approvals or certificate to the city zoning administrator and ongoing environmental monitoring results to the city director of public works.

2. Such uses shall provide additional environmental or safety structures/monitoring as deemed necessary by the city, which may include but are not limited to stormwater runoff management and monitoring.

3. Such uses shall replace equipment or expand in a manner that improves the existing environmental and safety technologies already in existence.

4. Such uses shall have the responsibility of devising and filing with the city a contingency plan satisfactory to the city zoning administrator for the immediate notification of city officials in the event of an emergency.

(Ord. 1383 § 1(part), 1997).

19.49.060 Enforcement.

A. In the event the individual and/or facility engaging in permitted use(s) under this chapter causes the release of any contaminants which endangers the WPA, the activity causing said release shall immediately cease and a cleanup satisfactory to the city shall occur.

B. The individual/facility causing the release of contaminants shall be responsible for all costs of cleanup. The costs of cleanup shall include, but not be limited to, city consultant fees, at the invoice amount plus administrative costs for oversight, review and documentation.

1. The cost of city employees' time associated in any way with the cleanup based on the hourly rate paid to the employee multiplied by a factor determined by the city representing the city's cost for expenses, benefits, insurance, sick leave, holidays, overtime, vacation, and similar benefits;

2. The cost of city equipment employed;

3. The cost of mileage reimbursed to city employees attributed to the cleanup.

C. Following any such discharge the city may require additional test monitoring and/or bonds/sureties as it deems necessary and reasonable.

D. Penalties for noncompliance shall be provided pursuant to Section 19.75.080 of this code.

(Ord. 1383 § 1(part), 1997).

Chapter 19.51 TRAFFIC, PARKING AND ACCESS

Sections:

19.51.010 Intersection visibility requirements.
19.51.020 Loading requirements.
19.51.030 Parking requirements--Generally.
19.51.040 Adequate access--Driveways.
19.51.050 Size, ~~and~~ location, and surface material of parking spaces.
19.51.060 Lighting of parking areas.
19.51.070 Buffer screening of on-grade parking areas.

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19.51.080 Front and side yard parking limitation.
19.51.090 Designated parking areas.
19.51.100 Landscaped islands for parking bays.
19.51.110 Surfacing of parking areas.
19.51.120 Curbs and barriers.
19.51.130 Number of parking stalls--General requirements.
19.51.140 Number of parking stalls--Combination uses.
19.51.150 Number of parking stalls--Uses not listed.
19.51.160 Parking exemption in B-2 central business district.
19.51.170 Computation of required parking area.
19.51.180 Truck, trailer, ~~mobilehome~~mobile home and equipment parking restrictions.

NOTE; BOAT STORAGE EXEMPTION NEEDS TO BE ADDED

19.51.190 Highway access limitations.

19.51.010 Intersection visibility requirements.

A. At all intersections of streets or alleys, no fence, hedge, wall, sign or other structure shall be erected, placed, planted or allowed to grow in such a manner as to collectively impede more than fifteen percent of the vision area between a height of two and one-half feet and ten feet above the established curb level of the intersection of streets or alleys in the area bounded by the right-of-way lines and a line joining points along the right-of-way fifteen feet from the point of intersection. (Refer to diagram below.)

B. In the case of major streets and highways intersecting with other arterial streets or railways, the corner cutoff distances establishing the triangular vision clearance space shall be increased to forty feet.

GRAPHIC LINK:Click here

(Ord. 994 § 4.1, 1982).

19.51.020 Loading requirements.

In all districts except the B-2 central business district, adequate loading areas shall be provided so that all vehicles loading, maneuvering to do so, or unloading, are completely off the public ways, except alleys.

(Ord. 994 § 4.2, 1982).

19.51.030 Parking requirements--Generally.

In all districts, and in connection with every use, there shall be provided at the time any building is erected, enlarged, extended, increased, or use is changed, off-street parking stalls for all vehicles in accordance with Sections 19.51.040 through 19.51.180.

(Ord. 994 § 4.3(part), 1982).

19.51.040 Adequate access--Driveways.

Adequate access to a public street shall be provided for each parking space, and driveways shall be at least ten feet wide for parking areas for less than ten vehicles, and at least two ten-foot lanes for parking lots for ten or more vehicles, except as otherwise provided in Section 19.51.050(A)(2). Driveways shall not exceed twenty-four feet in width at the street right-of-way line, except as otherwise determined by the plan and architectural review commission during site plan review. No driveway may be closer than three feet to an abutting property line, except where two adjacent lots have a common driveway then the three-foot minimum distance shall not apply. Common, shared, and cross-access driveways between adjacent lots are permitted, provided that such driveways are established by recorded easement that may not be removed except by approval of the city. All areas intended to be

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utilized as a driveway shall be surfaced with bituminous or concrete to control dust and drainage, except in the case of farm dwellings and operations. Plans for surfacing and drainage of driveways shall be submitted to the Neighborhood ~~Servcies~~Services Department for ~~City Engineer for his~~ review and approval.

(Ord. 1452 § 6(part), 2000: Ord. 994 § 4.3(A), 1982).

19.51.050 Size, ~~and~~ location, and surface material of parking spaces.

A. The size of each parking space shall be nine feet wide and not less than one hundred eighty square feet exclusive of the space required for ingress and egress, except as follows:

1. End parking spaces may be seven and one-half feet wide and not less than one hundred fifty square feet.

2. Interior parking spaces may be eight and one-half feet wide and not less than one hundred fifty square feet, provided that internal driveways providing two-way access to parking spaces are not less than twenty-four feet in width.

3. All areas intended to be utilized for parking shall be surfaced with bituminous or concrete to control dust and drainage, except in the case of farm dwellings and operations. Plans for surfacing and drainage of parking stalls for five or more vehicles shall be submitted to the City Engineer for his review. Curb cut openings shall be a minimum of five feet from the side yard property line in all districts.

(Ord. 1452 § 6(part), 2000: Ord. 994 § 4.3(B), 1982).

19.51.060 Lighting of parking areas.

Lights provided in any parking area shall be regulated by the standards in Section 19.57.150.

(Ord. 1452 § 6(part), 2000: Ord. 994 § 4.3(C), 1982).

19.51.070 Buffer screening of on-grade parking areas.

When a required off-street parking area for five or more vehicles is located within fifteen feet of any lot line or public right-of-way line in any district, a buffer yard or screen shall be required in accordance with Section 19.57.140 of this title, except where the adjoining property also contains a parking lot within fifteen feet of the shared lot line.

(Ord. 1452 § 6(part), 2000: Ord. 1364 § 11, 1997: Ord. 994 § 4.3(D), 1982).

19.51.080 Front, ~~and~~ side, and rear yard parking limitation.

A. In all residential districts, except as provided in subsections B, C and D below, or as otherwise allowed by a previously granted zoning permit, not more than three vehicles shall be parked in any combination of the front or side yard area. In no case shall vehicles be parked closer than three feet to any abutting property line (except for shared parking areas for which a zoning permit has been granted) or any lawn or landscaped area. All parking must take place in legally established and maintained parking areas or driveways outside of any required vehicular circulation areas.

B. A legally established two-family dwelling may have up to six vehicles parked in any combination of the front and side yard area.

C. In the R-3 Multifamily Residence District, except for legally established two-family dwellings or otherwise allowed by a zoning permit, not more than five vehicles may be parked in any combination of the front or side yard area. Newly constructed or reconstructed properties as of the date of this chapter may have no more than three vehicles in front and side yards.

D. The number of vehicles allowed within front and side yard areas of lots occupied by single family residences may be increased to one per licensed driver legally occupying the property, not to exceed five vehicles.

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(Ord. 1082 § 8, 1986).
(Ord. No. 1688A, 6-17-2008; Ord. No. 1715A, 2-3-2009)

19.51.090 Designated parking areas.

Vehicle parking shall only be permitted in designated parking areas approved in the issuance of a zoning permit. Expansion of existing parking areas requires issuance of an approved zoning permit.
(Ord. 994 § 4.3(F), 1982).

19.51.100 Landscaped islands for parking bays.

Landscaped islands shall be required at the ends of parking bays to clearly define lane and turning patterns, except in the M-1 district.
(Ord. 994 § 4.3(G), 1982).

19.51.110 Surfacing of parking areas.

All off-street parking areas shall be graded and surfaced with bituminous or concrete to control ~~so as to be~~ dust~~ free~~ and ~~properly drained~~drainage per city requirements for stormwater management. Hard surfaces shall be required for all multifamily residential and nonresidential uses, except that areas primarily used for parking of construction vehicles and related equipment may be surfaced with gravel if approved by conditional use permit. Any parking area for more than five vehicles shall have the aisles and spaces clearly marked. (Ord 1482 § 1-, 2001: Ord. 1364 § 12, 1997: Ord. 994 § 4.3(H), 1982).

19.51.120 Curbs and barriers.

Curbs or barriers shall be installed so as to prevent the parked vehicles from extending over any lot lines or required sidewalks.
(Ord. 994 § 4.3(I), 1982).

19.51.130 Number of parking stalls--General requirements.

The minimum number of parking stalls required is as follows:
TABLE INSET:

Uses within the B-2 central business district are exempted from this requirement, except if specifically required for a particular conditional use in that district under Section 19.30.030	
Single-family dwellings	2 stalls
Mobile homes	2 stalls for each dwelling unit
Duplex and multifamily dwellings	
Efficiency/one bedroom	~~2~~ 1 stalls for each dwelling unit
Two to three bedrooms	~~3~~ 2 stalls for each dwelling unit

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~~Three~~ Four or more bedrooms	~~4~~ 3 stalls for each dwelling unit
Hotels, motels	1 stall for each guest room plus 1 stall for each 2 employees working per shift
Sororities, dormitories, boardinghouses and similar group-dwelling quarters	1 stall for each 2 persons plus 1 stall for each 3 employees working per shift
Nursing homes	1 stall for each 5 beds plus 1 stall for each 2 employees working per shift
Medical and dental clinics and offices	3 stalls for each doctor plus 1 stall for each 2 employees
Churches, theaters, community centers, and other places of public assembly	1 stall for each 5 seats
Schools (elementary and secondary)	2 for each classroom
Restaurants, bars, places of entertainment	1 stall for each 200 square feet of primary floor area
Retail and service, commercial	1 stall for each 250 square feet of primary floor area
Manufacturing and processing plants, laboratories and warehouses	1 stall for each 2 employees per working shift
Financial institutions; business, governmental and professional offices	1 stall for each 300 square feet of primary floor area

The number of required parking spaces shall never exceed the number of occupants allowed under Section 19.09.520. A party may apply to the plan and architectural review commission for a permit allowing less than the number of stalls required herein, but not less than one stall per residential unit or one stall per five hundred square feet of primary floor area for retail and commercial service uses. The commission may grant such a permit if it is not against the best interest of the public. Even if a permit is granted, the applicant shall be required to have sufficient land and a plan to install the maximum required stalls under this section should it become necessary, except within the PCD-TND zoning district. The permit may be revoked at any time by the commission upon notice and hearing if good cause is shown for the revocation of the permit. Within a PCD-TND District only, adjacent on-street parking may apply toward the minimum parking requirements, if approved by the plan commission. (Ord. 1611A § 2, 2006; Ord. 1511 § 3, 2002; Ord. 1187 § 1, 1990; Ord. 1082 § 9, 1986: Ord. 944 § 4.3(J), 1982).

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19.51.140 Number of parking stalls--Combination uses.

Combinations of any of the uses listed in Section 19.51.130 shall provide the total of the number of stalls required for each individual use.

(Ord. 994 § 4.3(K), 1982).

19.51.150 Number of parking stalls--Uses not listed.

In the case of structures or uses not mentioned in Section 19.51.130, the provision for a use which is similar shall apply.

(Ord. 994 § 4.3(L), 1982).

19.51.160 Parking exemption in B-2 central business district and the B-1A University mixed-use overlay district.

In order to encourage and stimulate the revitalization in the downtown area of Whitewater, uses within the B-2 central business district are exempted from the minimum number of parking stalls required in this chapter, except if specifically required for a particular conditional use in that district under Section 19.30.030. Where parking is voluntarily provided or required for a particular use listed in Section 19.30.030, it shall meet the development standards of this section.

(Ord. 1611A § 3, 2006: Ord. 994 § 4.3(M), 1982).

19.51.170 Computation of required parking area.

In determining required parking area ratios, the floor measurement shall be taken to include only service, sales and office space, and shall not include warehouse, utility and other accessory space which do not generate parking demand.

(Ord. 994 § 4.3 (N), 1982).

19.51.180 Truck, trailer, ~~mobilehome~~mobile home and equipment parking restrictions.

No truck, commercial trailer, house or camper trailer, motor home, boat trailer, snowmobile trailer, or other vehicular equipment or implements of a commercial, agricultural or industrial nature, shall be parked regularly in any zoning district other than B-1, B-3, M-1 and AT districts, except as hereinafter specifically provided for as follows:

A. One panel or pickup truck, exceeding three-quarter ton but not exceeding one and one-half tons, shall be permitted;

B. The unenclosed parking of either one unoccupied house trailer, motor home, or one unoccupied camp trailer in the side and rear yard, provided that the motor home, house trailer or camp trailer is parked at least five feet from the lot lines; motor homes shall also abide by all restrictions relating to motor vehicle parking;

C. Camper trailers and boats shall be permitted to park in front yards for the purposes of loading, unloading and servicing for a period of three days;

D. Boat trailers, snowmobile trailers and all other private residential type trailers shall be permitted to park in the side and rear yard only.

(Ord. 1381 § 1, 1997: Ord. 994 § 4.3(O), 1982).

19.51.190 Highway access limitations.

A. No direct private access shall be permitted to the existing or proposed rights-of-way of expressways, nor to any controlled-access arterial street without permission of the highway agency that has access-control jurisdiction.

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B. No direct public or private access shall be permitted to the existing or proposed rights-of-way of the following:

1. Freeways, interstate highways and their interchanges or turning lanes, nor to intersecting or interchanging streets within one thousand five hundred feet of the most remote end of the taper of the turning lanes;

2. Arterial streets intersecting another arterial street within one hundred feet of the intersection of the right-of-way lines;

3. Within fifty feet of street right of way lines intersecting other street right of way lines. Access barriers, such as curbing, fencing, ditching, landscaping or other topographic barriers, shall be erected to prevent unauthorized vehicular ingress or egress to the above specified streets or highways (see Section 19.51.010, traffic visibility);

4. Temporary access to the above rights-of-way may be granted by the city plan commission after review.

(Ord. 1446 § 2, 2000; Ord. 994 § 4.4, 1982).

Chapter 19.54 SIGNAGE REGULATIONS

Sections:

19.54.010 Sign permits.
19.54.020 Definitions and regulations specific to certain signs.
19.54.030 General signage regulations.
19.54.040 Sign regulations applicable to residential districts.
19.54.050 Sign regulations applicable to nonresidential districts.
19.54.052 Maximum sign sizes and types.
19.54.060 Temporary signs.
19.54.070 Construction and maintenance of signage.
19.54.080 Nonconforming signs.

19.54.010 Sign permits.

A. The following sign uses and purposes are permitted in all zoning districts without the need for a sign permit. Such signs shall not count as part of the maximum permitted sign area as regulated by Section 19.54.052:

1. Address numerals and identification signs not exceeding one square foot in area;
2. Legal notices;
3. Signs established by, or by order of, any governmental agency;
4. Memorial signs and tablets displayed in cemeteries.

B. Community information signs shall be permitted only as a conditional use within all zoning districts and upon any property within the jurisdiction of the city. As such, the review of a request for the erection of a community information sign shall comply with the requirements of Section 19.54.020C.4. The proposed size, configuration, and design of the sign shall be described as part of the conditional use requirements. As a conditional use, the city may revoke the designation of an approved community information sign if such sign fails to comply with the requirements of this chapter. Such action shall proceed per the requirements of Chapter 19.75. Upon revocation, the owner of the sign shall have thirty days to remove the sign at the owner's expense.

C. No person shall erect, alter, or relocate within the city any sign without first obtaining a sign permit, except for the exceptions in subsections A. and B. of this section, and as may be provided for elsewhere in this chapter.

(Ord. 1263 § 1(part), 1993).

(Ord. No. 1746A, § 3, 9-15-2009)

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19.54.020 Definitions and regulations specific to certain signs.

A. The following definitions shall be used by this chapter to assist in the establishment of clear cut signage regulations. In general, "sign purposes" refers to where or how a sign is used; "sign configurations" refers to the style of the sign; and "sign measurement" explains how the dimensions of a sign are determined.

B. "Sign" means any object, device, display, structure, or part thereof, situated outdoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including figures, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. Signs do not include the flag or emblem of any nation, organization of nations, state, city, religious, fraternal or civic organization; also merchandise and pictures or models of products or services incorporated in a window display, works of art which in no way identify a product, or scoreboards located on athletic fields. Definitions of particular functional, locational and structural types of signs are listed in this section. (Traffic control and other public agency signs located within a right-of-way are not included within this definition and are not regulated by the provisions of this chapter.)

C. Sign Purposes.

1. "Advertising sign" means a sign which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the premises where the sign is displayed. Advertising signs include billboards. (Refer to Section 19.54.030.)

2. "Auxiliary sign" means a sign which provides special information such as price, hours of operation, or warning and which does not include brand names, or information regarding product lines or services. It may contain a business logo if the logo is under one square foot in area. Examples of such signs include directories of tenants in buildings, "no trespassing" signs, menu boards, and signs which list prices of gasoline. (Refer to Section 19.54.050(E).)

3. "Business sign" means a sign which directs attention to a business, commodity, service, or entertainment conducted, sold, offered, or manufactured upon the premises where the sign is located. (Refer to Sections 19.54.050 and 19.54.052.)

4. "Community information sign" means an officially-designated sign which is limited to either the display of information of interest to the general community regarding scheduled public events and information of general interest to the residents of Whitewater, or signage located on scoreboards, fences or similar structures within the confines of publicly-owned (city, school district, university) athletic fields, courts, rinks or other active recreation facilities as approved by the park and recreation board. (Refer to Section 19.54.010B.)

a. Such sign shall only display information regarding events and information of general interest to the residents of Whitewater. Copy which may be considered as advertising a product, private or restricted participation event, or activity for private profit shall be prohibited. This provision may be waived by conditional use for community information signs on lands owned by the public for recreational purposes, provided that the installation of the sign provides a benefit to a public or community organization.

b. Such sign may be located on private or public property.

c. Such sign shall conform to the visibility requirements of Chapter 19.51 and Illustration 2.

d. Maximum sign area shall be thirty-two square feet, unless a larger sign is approved by the plan commission based on conditions unique to the placement of the sign or the required length of the message. Such sign shall not be counted as adding to the area of signage on the subject property for the purposes of regulating sign area per Section 19.54.050(F).

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5. Directional Sign, Off-Premises. "Off-premises directional sign" means a sign which indicates only the name, direction, and/or distance of a business or activity. It may contain a business logo if the logo is under one square foot in area and approval only by conditional use. (Refer to Section 19.54.030.)

6. Directional Sign, On-Premises. "On-premises directional sign" means an information sign which has a purpose secondary to the use of the lot upon which it is located, including signs that indicate parking availability, entrances, particular buildings within a multi-building development, hours of operation, available merchandise in a drive-through lane, and wall-mounted posters indicating particular movies in a theater. No sign with a commercial message legible from a public right-of-way or another property shall be considered an on-premises directional sign. No on-premises directional sign shall be greater than nine square feet in area.

7. "Sandwich board/pedestal sign" means a movable sign placed by hand outside the building while the business is open; removed at the time the business closes each day; self-supporting and stable even on windy days because of its design; used for the purpose of promoting special business offers and not as primary business signage; and meeting all applicable size, placement, and other requirements of this chapter (see Section 19.54.050K. in particular).

8. "Group sign" means a sign displaying the collective name of a group of uses such as the title of a shopping center, office park, industrial park and/or their tenants or occupants. No sales or price information shall be permitted. Portions of the sign containing names of individual tenants shall be considered as part of the area of a group sign. Group signs shall only be permitted within developments serving two or more nonresidential tenants in spaces with separate outside customer doors, and shall limit information to the name of the development and/or its occupants. Group signs serving two or more occupants not located on the same lot, but within the same multi-building development, shall be located on one of the lots being served by the sign. Such signs shall not be considered an advertising sign as defined in this section. (Refer to Section 19.54.052 for size and locational information.)

9. "Identification sign" means a sign indicating the name and/or address of the tenant of the residential unit or manager of the property located upon the residential premises where the sign is displayed. Such sign shall not exceed the allowed area:

a. For one to four units, three square feet;

b. For up to eleven units, six square feet;

c. Twelve units or more, thirty-two square feet. (Refer to Section 19.54.052.)

10. "Temporary sign" means a sign or advertising display intended to be displayed for a period not exceeding a total of thirty cumulative days within any twelve-month period (except as permitted by Section 19.54.060). Included in the definition of temporary signs are retailers' signs temporarily displayed for the purpose of informing the public of a sale or special offer (six square feet maximum) or for the designation of a new building, promotion of a new development or announcement of a special event (thirty-two square feet maximum). If a sign display area is permanent but the message displayed is subject to periodic changes, that sign shall not be considered as temporary. A business shall be limited to no more than a total of thirty cumulative days for displaying all temporary signs during any twelve-month period.

11. "Residential business sign" means a sign that is located in a residential district for a joint commercial/residential use which requires approval by the zoning administrator and to meet the requirements of Chapter 19.66. All signs must be monument style signs or arm/post type. (Refer to Illustrations 2 and 3, and Section 19.54.052.)

12. "Commercial message" means any sign wording, logo or other representation that names, advertises or calls attention to a business, product, or service.

D. Sign Configurations.

1. "Freestanding sign" means a self-supporting sign resting on or supported by means of poles, standards, or any other type of base on the ground. This type of sign includes monument signs, pylon

signs, arm/post(s) signs, and signs mounted on canopies over gasoline dispensing pumps. The base or support(s) of any and all freestanding signs shall be securely anchored to a concrete base or footing. The footing and related supporting structure of a freestanding sign, including bolts, flanges, brackets, etc., shall be concealed by the sign exterior, masonry covering, earth and permanent groundcover, or evergreen shrubs. (Refer to subsection E. of this section and Sections 19.54.050 and 19.54.052.)

2. "Mobile/portable sign or banner" means a sign or banner mounted on a frame or chassis designed to be easily relocated, including vehicles and/or trailers which have a principal commercial use for signage, but not including any sandwich board/pedestal sign as defined in Section 19.54.020C.7. Mobile/portable signs or banners are prohibited unless approved by the zoning administrator for the purpose of recognizing a business opening, annual business anniversary, or community celebration. Where approved, such a sign shall not be in place for a period to exceed thirty days within any twelve-month period, shall not be erected more than thirty days before the event, shall be removed not more than five days after the completion of the event, and shall not exceed thirty-two square feet in area. A mobile or portable sign shall not be considered a temporary sign as defined in Section 19.54.020C.9. or used for such a purpose, except as may be allowed by the zoning administrator.

3. "Monument sign" means a freestanding sign whose bottom edge is located within one foot of ground level or a ground-mounted pedestal. The base or support(s) of any and all monument signs shall be securely anchored to a concrete base or footing. The height of a monument sign shall not exceed that specified in Section 19.52.052, nor shall it be otherwise erected so that it impedes visibility for safe pedestrian and/or vehicular circulation. The footing and related supporting structure, including bolts, flanges, brackets, etc., shall be concealed by the sign exterior, masonry covering, earth and permanent groundcover, or evergreen shrubs. (Refer to Sections 19.54.040 and 19.54.052, and Illustrations 2 and 3.)

4. "Projecting sign" means a sign, other than a wall sign, which is directly attached to and projects more than one foot from a building face, and is generally mounted perpendicular from the building face. The bottom edge of such sign shall be located a minimum of eight and one-half feet from the ground level directly under the sign. In no instance shall such sign be located closer than three feet to the edge of a street curb, drive, or parking area. For maximum area and placement standards, see Section 19.54.052.

5. "Electronic message center sign" means a sign in a nonresidential zoning district which displays words, lines, graphic images, video recordings, or symbols that can electronically change to provide different information and/or animation, including a computer sign, electronic reader board sign, video display sign, or time and/or temperature sign, but not including a flashing sign, which is prohibited under Section 19.54.030A.3. For electronic message center sign standards, see Section 19.54.050L.

6. "Pylon sign" means a freestanding sign, other than arm post type, erected upon one or more pylon or post. The base or support(s) of any and all pylon signs shall be securely anchored to a concrete base or footing. The height of a pylon sign shall be measured from the centerline elevation of the nearest road to the top of the sign. The height of a pylon sign shall not exceed twenty feet. Pylon signs shall be erected so that the vertical distance between the bottom edge of the sign and the elevation of the centerline of the nearest road to said sign exceeds eight feet. The footing and related supporting structure of a freestanding sign including bolts, flanges, brackets, etc., shall be concealed by the sign exterior, masonry covering, earth and permanent groundcover, or through the use of evergreen shrubs. (Refer to Section 19.54.052 and Illustrations 2 and 3.)

7. "Wall sign" means a sign mounted parallel to a building facade or other vertical building surface. Wall signs shall not extend beyond the edge of any wall or other surface to which they are mounted, nor shall they project more than twelve inches from its surface. The height of a wall sign shall be measured from the base of the building below the sign to the top of the sign face. The top of the sign shall be no higher than the nearest portion of the building to which it is mounted.

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8. "Awning/canopy sign" means a sign mounted to an awning or canopy, with said awning or canopy mounted to the side of the building. An awning/canopy sign shall be counted as a wall sign for purposes of this chapter. Script/logo height shall be limited to eight inches, except that a greater script/logo height may be approved by conditional use.

9. "Arm/post(s) sign" means a freestanding sign mounted on a post with a bracket extending outward to support a sign by either hanging from the bracket or mounted on the bracket. The maximum size, height, and location of arm/post(s) signs shall be the same as for monument signs. (See Illustration 3 and Section 19.54.052.)

10. "Window sign" means a sign mounted on or within one foot inside of a first-floor exterior window, with a primary intent to advertise a business or product within the premises.

E. Sign Measurement.

1. "Ground level" means the average elevation of the ground upon which the sign supports are placed, except when the sign supports rest upon a berm or other area elevated above the surrounding ground. In such cases, the average elevation of the base of such berm or other area shall be considered as the ground level.

2. Sign area shall be measured in the following manner:

a. In the case of a sign placed within a frame, or other structure, sign area consists of the entire surface area of the sign on which copy could be placed. The supporting structure or bracing of a sign shall not be counted as a part of the sign face area unless such structure or bracing is made a part of the sign's message. Where a sign has two or more display faces, the combined total area of all faces shall be considered the sign face area.

b. In the case of a sign whose message is fabricated together with the background which borders or frames that message, sign face area shall be the total area of the entire background.

c. In the case of a sign whose message is applied to a background which provides no border or frame, sign face area shall be the area of the smallest rectangle which can encompass all words, letters, figures, emblems, and other elements of the sign message.

d. Signs less than one square foot in area are not regulated by this chapter.

e. The following illustrations demonstrate how sign face area shall be determined.

Illustration 1

GRAPHIC LINK:Click here

(Ord. 1577A §§ 1--5, 2005; Ord. 1452 §§ 9, 10, 2000; Ord. 1263 § 1(part), 1993).

(Ord. No. 1746A, §§ 4--9, 9-15-2009)

19.54.030 General signage regulations.

The regulations contained in this section apply to signs in all districts.

A. Sign Prohibitions and Limitations.

1. No sign shall use any word, phrase, symbol, shape, form or character in such manner as to interfere with moving traffic, including signs which incorporate typical street-type and/or traffic control-type signage designs and colors.

2. No fluttering, undulating, swinging, rotating or otherwise moving signs, pennants or other decoration shall be permitted except for electronic message center signs and time and/or temperature signs in nonresidential zoning districts.

3. No illuminated flashing signs shall be permitted. Electronic message center signs meeting the definition and requirements of this chapter shall not be considered illuminated flashing signs.

4. No illuminated sign shall be permitted unless the illumination is so designed that the lighting level does not affect adjacent property, pursuant to the standards in Section 19.57.150. All illuminated signs shall comply with the state electrical code and Section 19.54.070B., and illumination shall be limited to

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one hour before the daily opening of the associated business and one hour after the daily closing of the associated business.

5. No mobile/portable signs or banners shall be permitted unless approved by the zoning administrator. Sign use and other regulations shall be as specified in Section 19.54.020D.2.

6. No off-premises directional signs shall be permitted for nongovernmental or noninstitutional uses or for any use outside of a public right-of-way; however, such signs, as well as city entrance signs, may be permitted within a public right-of-way, per subsection B.5. of this section, for government facilities, nonprofit, nonreligious community gathering spots, major economic centers such as the downtown and business park, and schools.

7. No advertising signs shall be permitted, except for certain community information signs as described in Sections 19.54.010B. and 19.54.020C.4.

Rationale. The adoption of subsection A.7. of this section reflects a formal finding of fact on the part of the city plan commission and city council that the prohibition of advertising signage furthers two compelling government interests: 1) the general public interest of reducing visual clutter caused by advertising signage which the city has determined is a significant cause of unsafe traffic conditions; and 2) the public interest served by furthering the implementation of the purposes of this chapter and the city comprehensive master plan in terms of limiting the further spread of strip commercial development, of which advertising signs are a primary contributor. Furthermore, the city advocates that this regulation leaves ample and adequate alternative channels of commercial speech communication for the messages portrayable on such advertising signs; namely, distributed print media, broadcast media, and point-of-purchase display, and is narrowly defined so as to limit the prohibition to commercial speech on exterior signage.

B. Sign Location Requirements.

1. No sign shall be erected or maintained at any location where by reason of its position, wording, illumination, size, shape, or color it may obstruct, impair, obscure, interfere with the view of, or be confused with, any authorized traffic control sign, signal or device.

2. No sign shall be located within a required bufferyard or within a permanently protected green space area (see Chapter 19.57), unless approved by the city.

3. No sign shall be mounted on a roof.

4. No sign, temporary or otherwise, shall be affixed to a tree or utility pole.

5. Private signs shall be allowed within road right-of-way lines only per the regulations of the city public works department, and per Section 19.54.030C. below.

6. Pylon signs other than arm/post are not permitted in any residential district.

C. Private signs extending into the public right-of-way.

1. Any person desiring to place any sign such that it will extend over or onto the public right-of-way shall first obtain a sign permit. In the granting of such a permit, the city may require the applicant to provide and maintain public liability insurance on the installation in an amount not less than fifty thousand dollars protecting the city as its interests may appear as the result of any accident or injury for which it might become in any manner liable. In the event that such insurance should be terminated for any reason, or that the holder of any permit should fail to keep such insurance in force at any time, then the permit for the maintenance of such sign shall be forthwith removed, or if not removed by the holder of the permit, then such sign shall be removed or caused to be removed by the zoning administrator and the expense thereof shall be recovered from the holder of the permit.

2. There is hereby established along each side of every public street, public alley, or public highway a fictional line five feet distant and outward from the lot line and parallel with such street, alley, or public highway. No sign which, exclusive of supports, exceeds two hundred fifty pounds in weight or has an area greater than forty square feet shall be permitted to extend into the highway or over the highway or sidewalk area beyond such fictional line, except only where such sign is to be placed over a substantial

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canopy or portico of such nature that the same will afford ample protection to the public from any possible injury from such sign.

3. In no event shall any sign regardless of size or weight extend into the public street, highway, or sidewalk area further than to within three feet from the face of the curb or curb line as determined by the zoning administrator or be placed less than eight and one-half feet above the sidewalk or sidewalk grade.

4. Except for sandwich board/pedestal signs, all private signs extending on or over public rights-of-way shall be adequately supported from buildings, posts, or other permanent supports located on private property. In no case shall sign posts or other permanent supports be permitted within the limits of a public street, alley or highway.

5. The zoning administrator shall have the right, and it shall be his duty, to supervise the installation of any such sign and also to inspect the same from time to time to ascertain whether or not the same is securely fastened and free from danger to the public. The building inspector shall have the right to require from time to time any repairs, extra supports or any other precautions necessary to protect the public safety, and in the event the owner fails to comply with any such requirements the permit for such sign shall be revoked and the sign shall be removed.

6. This subsection C. shall not apply to signs erected by or for churches, service clubs, public or quasi-public organizations when such installations have been approved by the common council.

(Ord. 1577A § 6, 2005; Ord. 1452 § 11, 2000; Ord. 1263 § 1(part), 1993).

(Ord. No. 1746A, §§ 10--12, 9-15-2009)

19.54.040 Sign regulations applicable to residential districts.

In all residential zoning districts, signage shall be permitted per the requirements of Sections 19.54.010 through 19.54.040 and 19.54.052 through 19.54.080 and per the following:

A. Wall, monument, arm/post(s), and projecting signs (for certified historic properties) are permitted in residential zoning districts. Other forms of signage are prohibited.

B. For each single-family lot, or two-family or multifamily lot containing four or fewer dwelling units, one identification sign, not to exceed three square feet in area, is permitted for each dwelling unit. Said identification sign may include one or more of the following: name, address, and/or home occupation title.

C. For each multifamily or institutional residential lot containing five to eleven dwelling units, one identification sign, not to exceed six feet in area, shall be permitted. For each multifamily or institutional residential lot containing twelve units or more, one identification sign not to exceed thirty-two square feet is permitted. The sign shall indicate nothing more than the name and address of the premises and the name of the management company.

D. Permanent subdivision identification signs are authorized if approved as part of a final plat submittal for a subdivision (per Title 18). Detailed plans of proposed signs must be submitted at the time of final plat review. Such sign shall comply with the visibility standards in Section 19.51.010 and as shown in Illustration 2, shall not exceed thirty-two square feet in area or eight feet in height, and shall not be a pylon sign.

E. For all commercial uses permitted in residential districts, not including home occupations, one monument, wall, or arm/post(s) type sign per building, not to exceed thirty-two square feet in area, is permitted. The sign shall indicate nothing more than the name and address of the premises and the schedule of service or other information relevant to the operation of the premises.

F. For all institutional uses permitted in residential districts, sign sizes and types shall be the same as those applicable in the I Institutional zoning district per Section 19.54.052, except that pylon signs shall not be permitted.

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G. Temporary signs, after approval of the zoning administrator, are permitted per the requirements of Section 19.54.060.

H. For more information, see Sections 19.54.020D. and 19.54.052.

(Ord. 1577A § 7, 2005: Ord. 1452 § 12, 2000; Ord. 1263 § 1(part), 1993).

19.54.050 Sign regulations applicable to nonresidential districts.

In all nonresidential zoning districts, signage shall be permitted per the requirements of Sections 19.54.010 through 19.54.030 and 19.54.050 through 19.54.080 and per the following:

A. The owners of multitenant properties shall allocate sign size to each business, in writing to the zoning administrator, up to a specified maximum for the entire property. All multitenant signs must be compatible in dimensions, in location, in design, in color and the same material, and shall be compatible with the appearance of the building and the surrounding area in the opinion of the property owner and the city.

B. The total surface area of all business and identification signs on a lot shall not exceed the maximum permitted by Section 19.54.052.

C. The number of business and group signs for a business use shall not exceed the numbers listed in Section 19.54.052. Signs allowed under Section 19.54.052 may be placed on any facade facing a public street, except where otherwise specified in Section 19.54.052.

D. Only one freestanding sign shall be permitted to be erected within the required street yard for each lot. Such sign may be either a business sign or a group sign. No lot shall be permitted more than one freestanding sign, except directional/auxiliary signs allowed by this chapter. All signs shall be located so that no part of the sign shall exceed the lot line set back from all lot lines as stated in Chapter 19.51 and Section 19.54.052, Illustration 2, or impede visibility (refer to Chapter 19.51).

E. Auxiliary signs may only be permitted when specifically approved as part of the site plan review process. Said signage shall be calculated independently of the requirements of subsection A of this section, and shall not exceed fifty percent of the maximum permitted area.

F. Maximum sign sizes for nonresidential districts shall be permitted per the requirements of the table of maximum sign sizes (see Section 19.54.052).

G. Temporary signs are permitted per the requirements of Section 19.54.060.

H. Signs carrying secondary advertising messages. Signs carrying secondary advertising media or messages, such as brand names or logos of products, are allowed as a conditional use, or as a permitted type of window sign subject to the percentage of window coverage and other applicable regulations of this chapter, but only where such signs are integral to the business being conducted on the property.

I. Projecting signs are only permitted in the B-2 zoning district or if specifically authorized within a Specific Implementation Plan for a PCD Planned Community Development district. (See Section 19.52.052.)

J. Signs may be mounted on canopies over gasoline dispensing pumps, provided that the sign message is limited only to the business name, logo, and price information. The maximum permitted sign area for any other freestanding sign on the lot shall be reduced by the total sign area on the canopy.

K. Sandwich board/pedestal signs (see definition in Section 19.54.020C.7).

1. There shall be a maximum of one sandwich board/pedestal sign per business.

2. Height shall not exceed five feet (as measured when such sign is properly placed directly on the ground or sidewalk surface), width shall not exceed three feet, and sign area shall not exceed six square feet per side.

4. All sandwich board/pedestal signs shall be designed to be self-supporting and in such a manner to withstand the elements, including the ability to remain upright on windy days.

5. No sandwich board/pedestal sign shall be illuminated in any manner (except via cordless power for not more than thirty days in any calendar year), have more than two sides, be placed off-premises

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(except where allowed on a sidewalk immediately adjacent to the business lot to which it relates), or be designed to resemble a public regulatory sign (such as a stop sign).

7. All sandwich board/pedestal signs shall be placed directly on a ground surface or walkway surface.

8. No sandwich board/pedestal sign shall be placed on a public sidewalk or shall otherwise extend onto or into a public right-of-way, except that within the B-2 district or as may be specifically authorized in a specific implementation plan under PCD zoning, a sandwich board/ pedestal sign may be placed within the public sidewalk or otherwise between the front of the building and the curb, provided that:

a. There is not adequate space available on the premises to place the sign on private property in a manner that is visible to the public.

b. The sign is placed directly in front of the business to which it is related.

c. No part of the sign is any closer than three feet from the face of the curb.

d. A minimum of four feet in width of unobstructed travelway remains available in all directions on the sidewalk at all times.

9. Placement of all sandwich board/pedestal signs shall meet all intersection visibility requirements in Section 19.51.010, and shall otherwise not impede traffic visibility in the determination of the zoning administrator. This may require relocation and/or adjustments to height or design.

10. All sandwich board/pedestal signs must be kept in good condition, as determined by the zoning administrator and per the maintenance requirements of Section 19.54.070.

11. Sandwich board/pedestal signs shall not count against the maximum area or number of signs allowed on a lot or for a business as specified in Section 19.54.070.

12. Except where placed within the public right-of-way, sandwich board/pedestal signs that meet the requirements of this chapter may be used without the need for a sign permit.

L. Electronic message center signs (see definition in Section 19.54.020D.5.).

1. The total length of the information cycle shall not be shorter than three seconds nor longer than ten seconds. Items of information may not be repeated at intervals that are short enough to cause an electronic message center sign to have the effect of a flashing sign. Traveling messages may travel no slower than 16 light columns per second and no faster than thirty-two light columns per second.

2. Except for signs that are less than ten square feet in sign area, all electronic message center signs shall be equipped with photosensitive equipment that automatically adjusts the brightness and contrast of the sign in direct relation to the ambient outdoor illumination.

3. The message display area shall be included when calculating permitted sign area for the type of sign (e.g., wall, monument) in the zoning district in which the sign is located.

4. All electronic message center signs shall be maintained so as to be able to display messages in a complete and legible manner.

5. No electronic message center sign shall be allowed within any agricultural, conservancy, residential, or industrial zoning district; for any residential use regardless of zoning district; or positioned to be visible and within three hundred feet from any residential zoning district except by conditional use permit. Within the B-2 zoning district, electronic message center signs shall be allowed only by conditional use permit.

(Ord. 1619A § 4, 2006; Ord. 1577A § 8, 2005; Ord. 1452 §§ 13, 14, 2000; Ord. 1269 § 1, 1993; Ord. 1263 § 1(part), 1993).

(Ord. No. 1618B, § 4, 12-19-2006); Ord. No. 1746A, §§ 13--16, 9-15-2009)

19.54.052 Maximum sign sizes and types.

A. ~~A.~~ Signage regulations for most zoning districts. Table 19.54.052(1) summarizes the sign regulations for the following zoning districts: R-1, R-1x, R-2, R-3, R-4, B-1, B-3, M-1, M-2, WUTP, AT, and I. The more detailed requirements contained elsewhere in Chapter 19.54 shall also apply.

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Table 19.54.052(1):
General Sign Regulations (not B-2 district)

TABLE INSET:

Zoning District	Type of Sign	Size	Location	Height	Exception	Total # of Signs
R-1, R-1x, R-2,	Identification	3 sq. ft.	Main entrance or street yard	6' max (for freestanding sign)	If planned residential development, different signage levels may be allowed by conditional use	1 per lot
	Conditional uses in Section 19.18.030	32 sq. ft.	Driveway or main sidewalk	8' max (for freestanding sign)	On-premises directional signs also allowed (9 sq. ft. max.)	1 per lot
R-3,	Identification					
	1-4 units	3 sq. ft.		Main entrance or street yard 8' max	1 per unit for 1-4 unit buildings; 1 per lot for others	
	5-11 units	6 sq. ft.	8' max			
	12+ units	32 sq. ft.	8' max			

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	On-premises Directional	9 sq. ft.	Driveway or main sidewalk	6' max (for freestanding sign)		
	Conditional uses in Section 19.21.030	32 sq. ft.	Main entrance or street yard	8' max	If planned residential development, different signage levels may be allowed by conditional use	1 per lot, except by CUP or P~~R~~D
R-4	Identification	See R-3	See R-3	8' max		1 per development
	On-premises Directional	9 sq. ft.	Main entrance; each street	6' max (for freestanding sign)		
AT, B-1, B-3, ???? B-2 B-2A??? I	Wall or window	10% (A) (C) Max 50 sq. ft.	Above or next to main building entrance or on street wall	First floor area	Use may substitute one additional wall sign for freestanding sign	1 per building, but see exception
	Wall for multi-tenant	10% (A) max (B)	Above or next to main business entrance or on street wall	First floor area	Location may vary by conditional use. Building name sign also allowed if total wall sign area <=10%	Same as number of tenants
	Freestanding	100 sq. ft.	In street	20' max for	Pylon sign	1 per lot

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		per side; for a multi-occupant developmen t, add 20 sq. ft. per additional occupant in a separated space, up to max of 160 sq. ft./side	yard, setback equal to height from any side yard lot line and 5' from street right-of-way line	pylon sign	allowed by conditional use only	
				10' max for monument or arm/post(s) sign	Use may forego freestanding sign for one additional wall sign	See also Section 19.54.050
	On-premises Directional	9 sq. ft.		6' max (for freestanding)		
M-1, M-2, WUTP	Wall or window (C)	20% of wall area up to max of 100 sq. ft.	Front wall (street address side)	First floor area	Corner lots may have second sign by conditional use	1 per building
	Freestanding , monument or arm/post only	80 sq. ft. per side	10' from any lot line	10' max	Except as required in business park covenants	1 per lot
	On-premises Directional	9 sq. ft.		6' max (for freestanding)		

NOTES:
(A) Building wall area is determined by using the square footage of the exterior wall of the first floor area to be signed (including window and door openings).
(B) Permitted wall signage shall be divided among each tenant space. Maximum total size equals ten percent of the first floor area of the building wall upon which the signs will be placed.

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(C) Window sign area cannot exceed one-third of each individual window glass area on or in which the window signs are located.

(D) Signage for projects with a PCD planned community development district shall be as specified by the approved specific implementation plan for each particular project. Sign requirements for PCD districts shall generally be based on the signage requirements in the most comparable standard zoning district.

B. B-2 central business district sign regulations.

1. Each business in the B-2 district shall be permitted a maximum of two permanent business signs, which may be any combination of the following sign configuration types: wall sign (includes awning/canopy sign), window sign, projecting sign, and freestanding sign, subject to the following qualifications:

a. For freestanding signs, see also the limitations in Section 19.54.050D.

b. Any number of window signs used shall count as only one sign in total against this maximum. If the only window signs used are those allowed under Section 19.54.050H., then such signs shall not count against this maximum.

c. Any sign for a business included within a group sign, as defined in Section 19.54.020C., shall count as one sign against the total number of permanent business signs permitted, except that for cases where a business has or shares more than one public building entrance, an additional group sign shall be permitted which indicates that and other businesses.

d. Sandwich board/pedestal signs, directional signs, auxiliary signs, and "ghost" signs not related to the current business operation shall not count against the total number of permanent business signs permitted.

2. For corner lots, permitted signage may be placed on either or both facades facing a public street.

3. Pylon signs, internally illuminated signs, electronic message center signs, and restoration of "ghost" signs shall be allowed in the B-2 district by conditional use, except for sign face/component changes on pre-existing signs of these types, which instead may be accomplished through the site plan review process under Chapter 19.63. Upon receipt of a completed conditional use permit application for any such new sign in the B-2 district, the zoning administrator shall forward such application to the Downtown Whitewater Design Team. If the design team chooses to provide a recommendation, such recommendation must be provided in a timeframe that allows plan and architectural review commission action on the conditional use permit request under the requirements of Chapter 19.66.

4. Electronic message center signs shall meet the technical requirements of Section 19.54.050L., and shall not exceed twelve square feet in area in the B-2 district.

5. Internally illuminated signs in the B-2 district shall be designed and constructed with an opaque background and translucent letters or symbols, or with a colored background and lighter letters or symbols.

6. Exposed neon tube signage, and other signage that uses another technology that is designed to replicate neon tube signs, is permitted within the B-2 district.

7. In addition to meeting the requirements of Section 19.57.150, all exterior lighting of signage in the B-2 zoning district, regardless of wattage, shall use shielded lighting fixtures as that term is defined in Section 19.09.623. All wall-mounted exterior lights shall be mounted above the sign they are intending to illuminate and the illumination shall be directed exclusively towards the sign.

8. No wall sign shall be painted directly on a masonry building surface.

9. Within the B-2 district, the regulations listed in Table 19.54.052(2) shall apply:

Table 19.54.052(2): B-2 Sign Regulations for Permanent Signs

TABLE INSET:

Type of Sign	Maximum Size	Location	Maximum Height

Wall Sign	50 square feet, max. 10% (A)	Within first floor area of building	
Window Sign	1/3 of window area in or on which the sign is placed	Within first floor area of building	
Projecting Sign	12 square feet per side	A minimum of 20 feet from any other projecting sign on another building	Within first floor area of building
		No less than 8 ½ feet above ground	
Freestanding Sign	48 square feet per side	Within the street yard, not less than 5 feet from street right-of-way line.	8 feet for monument or arm/post(s) sign
		Minimum setback from interior side yard lot line at least equal to sign height	16 feet for pylon sign (by conditional use only)
On-Premises Directional Sign	9 square feet per side	On private property	Max: 6 feet for freestanding
Type of Sign	Maximum Size	Location	Maximum Height

NOTES:
(A) The combined total area of all wall signs for all tenants shall not exceed ten percent of the first floor area of the façade upon which the signs are placed. First floor façade area is determined by calculating the square footage of the entire exterior wall of the first floor area of the façade to be signed (including window and door openings).
(Ord. 1577A § 9, 2005: Ord. 1452 § 15, 2000; Ord. 1364 § 13, 1997; Ord. 1269 § 2, 1993; Ord. 1263 § 1(part), 1993).
(Ord. No. 1746A, § 17, 9-15-2009)
Illustration 2
GRAPHIC LINK:Click here
Illustration 3
GRAPHIC LINK:Click here

19.54.060 Temporary signs.

Except as provided for in this section, only one temporary sign may be displayed on a property at any one time. Except as provided by subsections A through E of this section, any one lot is permitted to display a temporary sign for a maximum of thirty days within any twelve-month period. Furthermore, any one lot is limited to a maximum of two temporary signs in any twelve-month period (temporary signs in subsections A, B, D and E are exempt from this restriction). Time limits are subject to review by the city. The following temporary signs are allowed:

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A. For each lot or leasable space: one "For Sale" and "For Rent" sign, not more than twelve feet square in area, and no more than two signs in total at any one time (time limit subject to time of sale or lease and shall be removed within sixty days of sale or lease).

B. For construction on or development of a lot, one sign not more than thirty-two square feet in area, indicating the name of the contractors, engineers, architect, or products being used in the construction of a building, but only during the time that construction or development is actively underway (time limit subject to time of construction and shall be removed sixty days after completion).

C. For a temporary event of public interest such as a neighborhood garage sale or church fair, temporary signs, combined totaling not over thirty-two square feet in area, located upon the site of the event are allowed. Also permitted are directional signs, each not more than four square feet in area, showing only a directional arrow and the name of the event. Such signs shall not be erected more than thirty days before the event and shall be removed not more than five days after the completion of the event.

D. For each real estate subdivision that has been approved in accordance with the city subdivision regulations, one temporary development project identification sign is permitted to be located on some portion of the subject subdivision. Each such sign shall be not more than thirty-two square feet in area. One additional similar sign shall be permitted for each access point onto a collector or arterial street, or for each one hundred lots in the subdivision in excess of the original one hundred lots. These signs shall comply with the visibility standards of Chapter 19.51. These signs shall be permitted to remain within the subject subdivision until a time at which building permits have been issued for eighty percent or more of the lots in the subdivision.

E. Political signs.

1. Provisions in the Whitewater Municipal Code regulating the number of signs and the length of time a sign may be in place shall not apply to signs which carry solely a political message. There shall be no restriction regulating the number of signs carrying solely a political message or the length of time such signs are allowed.

2. Provisions in the Whitewater Municipal Code regulating the size and shape of signs shall not apply to signs thirty-two square feet and under in area, if the sign carries a solely political message and is located on a residential property during an election campaign period. The zoning administrator may require modification or removal of the sign, if necessary, for traffic or pedestrian safety. Also, size and shape regulations shall not apply during an election campaign period to political signs which are affixed to a permanent building and do not extend beyond the perimeter of the building, as long as said sign does not obstruct a window, door, fire escape, ventilation shaft, or other area which is required by an applicable building code to remain unobstructed.

Definitions. In this subsection, the following definitions shall apply:

a. "Election campaign period" means, in the case of an election for office, the period beginning on the first day for circulation of nomination papers by candidates, or the first day on which candidates would circulate nomination papers were papers to be required, and ending on the day of the election.

b. "Political message" means a message intended for a political purpose or a message which pertains to an issue of public policy of possible concern to the electorate, but does not include a message intended solely for a commercial purpose.

c. "Residential property" means property occupied or zoned to be occupied for residential purposes and other property abutting that property for which the owner or renter is responsible for the maintenance or care. If property is utilized for both residential and nonresidential purposes, "residential property" means only the portion of the property occupied or suitable to be occupied for residential purposes.

(Ord. 1577A § 10, 2005: Ord. 1452 §§ 16, 17, 2000; Ord. 1263 § 1(part), 1993).

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19.54.070 Construction and maintenance of signage.

A. All signage within the jurisdiction of this chapter shall remain in a state of proper maintenance. (See subsection B of this section).

B. Proper maintenance shall be the absence of sign material or loose materials (including peeling paint, sign message, paper or other material), the lack of excessive rust, the lack of excessive vibration or shaking, the proper illumination of all lighting originally approved and constructed for the sign, and the presence of the original structural integrity of the sign, its frame and other supports, its mounting, and all components thereof.

C. The repainting, changing of parts, and preventive maintenance of signs which completely conform to the requirements of this chapter, and result in absolutely no change in the appearance of the sign from that originally approved, shall not be deemed alterations requiring a sign permit.

D. Any signs which may be, or may hereafter become rotted, unsafe, or in a state which is not properly maintained shall be repaired or removed by the licensee or owner of the sign, or owner of the property upon which the sign stands upon notice of the zoning administrator.

E. All permanent signs shall be constructed and mounted so as to withstand a wind pressure of thirty pounds per square foot.

F. Signage found to be in violation of the provisions of this chapter shall be subject to the provisions of Chapter 19.75.

(Ord. 1577A § 11, 2005; Ord. 1263 § 1(part), 1993).

19.54.080 Nonconforming signs.

A. Nonconforming Signs.

1. Signs existing as of the effective date of the ordinance codified in this chapter (see Chapter 19.60) which do not conform to the provisions of this chapter, shall be nonconforming signs and shall be subject to the provisions of subsection B of this section. Nonconforming signs may be maintained. No nonconforming sign shall be altered or moved to a new location without being brought into compliance with the requirements of this chapter (see subsection (B)(1) of this section).

2. Business signs on the premises of a nonconforming use or building may be continued per Section 19.54.040(B), but such signs shall not be allowed, nor shall expand in number, area, height or illumination. New signs, not to exceed the maximum allowable aggregate sign area may be erected only upon the complete removal of all other signs existing at the time of adoption of the ordinance codified in this chapter.

3. Nonconforming signs shall be removed when the principal structure located on the premises undergoes a change of use, or shall be removed per subsection B of this section. Closing businesses must remove their signs within sixty days of closing.

4. Signage not in compliance with the provisions of this section shall be subject to the provisions of subsection B of this section.

B. Removal of Nonconforming Signs.

1. Alteration of Signs.

a. For the purpose of this chapter, alteration of a sign is considered to be any change to the exterior appearance of any part of the sign, its frame, its supporting structure, or its lighting including changing the message (except for menu type/letter board signs), symbols, color, material, height, location or any other alterations as determined by the zoning administrator.

b. Altering a sign does not include maintaining the existing appearance of the sign or replacing the sign face or the supporting structure with identical materials, colors, and messages nor changing the message of a menu type/letter board sign.

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2. All signs found not to be in compliance with the provisions of this chapter shall be removed within thirty days of receiving written notice of noncompliance and removal from the zoning administrator.

3. The penalties of Chapter 19.75 shall be applicable to violations of the provisions of this chapter.

C. Modification Sign Location/Height Requirement.

1. Location is required under Sections 19.54.030(B) and 19.54.052.

a. The above may be waived by the zoning administrator and/or the plan and architectural review commission, in instances where a hardship is created by this chapter for any freestanding sign existing at the time the ordinance codified in this chapter is adopted.

2. The petitioner must demonstrate that compliance with location requirements for the freestanding sign will create a public safety hazard (such as visibility hazard) or result in a sign which is not possible because of building setbacks and/or other obstructions located near the public right-of-way, or is not clearly visible from pedestrian and/or vehicular traffic on nearby public rights-of-way.

3. This modification shall not be applicable to limitations on types of signage, area of signage, color of signage, or other standards except location and height of signage.

(Ord. 1263 § 1(part), 1993).

Chapter 19.55 WIRELESS TELECOMMUNICATIONS FACILITIES

Sections:

19.55.010 Purpose.
19.55.020 Applicability.
19.55.030 Areas where wireless telecommunication facilities allowed.
19.55.040 Type of approval required.
19.55.050 Required application submittal information.
19.55.060 Co-location and use of alternative support structures.
19.55.070 Structural, design and aesthetic standards.
19.55.080 Abandonment and removal.
19.55.090 Compliance.

19.55.010 Purpose.

The purpose of this chapter is to provide a thorough and consistent set of standards for the siting and installation of wireless communications facilities in the various zoning districts in which they may be allowed, and more generally to protect the public health, safety, welfare, aesthetics and natural environment of the city in such a manner that does not unduly interfere with the placement and construction of said facilities. More specifically, the intent of this chapter is to:

A. Mitigate the potential for adverse visual impacts caused by wireless telecommunications facilities through design and siting, standards.

B. Ensure that a business environment characterized by high service quality, competition and non-discrimination prevails with regard to wireless telecommunication services in a manner consistent with the Federal Telecommunications Act of 1996.

C. Establish a clear process for obtaining necessary permits for wireless telecommunications facilities that adequately protect the interests of the citizens of the city while minimizing the burden of compliance to service providers.

D. Protect environmentally and aesthetically sensitive areas of the city by restricting the design, height, location and operation of wireless telecommunications facilities in these areas, and by promoting their disguise, camouflage, screening or other design treatments intended to minimize their obtrusiveness.

E. Encourage use of multiple-antenna alternative support structures such as buildings and water towers as an alternative to stand-alone, single-use, single-provider structures, and require good-faith attempts for co-location of facilities.

(Ord. 1499 § 24(part), 2001).

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19.55.020 Applicability.

The requirements of this chapter shall apply to all new wireless telecommunications facilities that had not received a building permit prior to adoption of this chapter. Wireless telecommunications facilities, which pre-exist this chapter, or have been legally permitted prior to its adoption, shall not be required to meet the requirements contained herein. This chapter is not intended to regulate residential satellite dishes that are thirty-six inches or less in diameter, residential television antennas, or amateur radio facilities, which instead are regulated under Section 19.06.110. This chapter shall not be construed as to override additional or more stringent Federal or State of Wisconsin requirements, including but not limited to any regulations or restrictions imposed by the State Bureau of Aeronautics, the Federal Communications Commission (FCC), or the Federal Aviation Administration (FAA).
(Ord. 1499 § 24(part), 2001).

19.55.030 Areas where wireless telecommunication facilities allowed.

Chapter 19.15 to Chapter 19.48 identify the zoning districts in which wireless telecommunications facilities may be allowed, and what types of facilities are allowed as permitted or conditional uses. In no case shall a wireless telecommunications facility be located in or on districts or sites listed on the State or National Register of Historic Places, or within environmental corridors, wetlands, floodplains, or critical species habitats mapped by the Southeastern Wisconsin Regional Planning Commission, Wisconsin Department of Natural Resources, or through more detailed field surveys.
(Ord. 1499 § 24(part), 2001).

19.55.040 Type of approval required.

In zoning districts where they are allowed, the first wireless telecommunications facility to be located on an alternative support structure and all new freestanding wireless communication facilities shall require a conditional use permit, and shall meet the standards in this chapter and Chapter 19.66 to obtain approval. In zoning districts where they are allowed, the second or greater wireless telecommunications facility to be located on an alternative support structure already supporting a wireless telecommunications facility or on a pre-existing wireless telecommunications facility shall be allowed as a permitted use, except that any addition or extension to an existing wireless telecommunications facility that adds more than ten feet to the overall height of the existing facility or alternative support structure shall require a conditional use permit. In zoning districts where wireless telecommunication facilities are allowed, wireless telecommunication support facilities shall be allowed as permitted accessory uses upon the establishment of the principal facility. All wireless telecommunication facilities and wireless telecommunication support facilities shall be subject to plan review in accordance with Chapter 19.63.
(Ord. 1499 § 24(part), 2001).

19.55.050 Required application submittal information.

With the application for plan review or conditional use permit for a wireless telecommunications facility, the petitioner, shall submit all information required under Section 19.63.020, along with the following additional information:

A. The identity, legal status, signature and contact information of the carrier, service provider, petitioner, and landowner.

B. FCC license and registration numbers if applicable.

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C. A report prepared by a Wisconsin licensed engineer certifying the structural design of the telecommunications facility of a new freestanding wireless telecommunications facility as proposed and its physical ability to accommodate, either initially or at some time in the future, a total of at least three antenna arrays for separate providers.

D. In the case of a leased site, a lease agreement, option or binding lease instrument which does not preclude the lessee from entering into sub-leases on the site at market rates with another co-locating provider(s) and includes the legal description and amount of property lease.

E. For a proposed wireless telecommunications facility within a one-mile radius of an airport, copies of an Affidavit of Notification indicating that the airport operator and airport property owner have been notified via certified mail, along with copies of the determination of no hazard from the FAA or any other finds of the Wisconsin State Bureau of Aeronautics, such as they may apply.

F. Proof of a satisfactory level of liability insurance coverage, with the City of Whitewater listed as an additional named insured party.

G. Certified statement and map prepared by a licensed radio frequency engineer showing the coverage area of the proposed facility.

H. For a wireless telecommunications facility that requires a conditional use permit, a feasibility analysis that identifies at least three alternative sites, pre-existing freestanding wireless telecommunications facilities, and/or alternative support structures that could technically support a comparable level of service. The intent of this analysis is to present options to minimize the number, size, and adverse environmental impacts of wireless telecommunications facilities. The analysis shall specifically address the potential for co-location on pre-existing freestanding wireless telecommunications facilities and the use of alternative support structures. It shall also explain the rationale for selection of the proposed site in view of the relative merits of the alternative. Approval of the project is subject to the plan and architectural review commission's determination that the chosen site is more advantageous than any other alternative site that is both technically feasible and available for use. The plan and architectural review commission may choose to independently verify the findings of the analysis at the applicant's expense.

I. For a wireless telecommunications facility that requires a conditional use permit, a performance bond in the amount of twenty thousand dollars naming the city as obligee, as security for the potential future removal of abandoned or inactivated facilities.

J. For a wireless telecommunications facility that would be set back from any property line or, principal building a distance less than the height of the facility, including the height of any alternative support structure, an analysis prepared by a licensed structural engineer demonstrating that the facility would not pose a threat to the public, existing principal buildings or adjacent properties in the event of failure.

K. The amount and location of any fuel proposed to be stored on site.

L. Any other information that the zoning administrator may deem necessary.

(Ord. 1499 § 24(part), 2001).

19.55.060 Co-location and use of alternative support structures.

A. In its review of alternative sites considered by the petitioner, the plan and architectural review commission shall prioritize reasonable alternatives that involve co-locating the new facility on an existing freestanding wireless telecommunications facility or locating the new facility on an alternative support structure, such as a tall building, water tower, smokestack, or electrical transmission tower. Co-location or use of an alternative support structure shall not be required on any facility or structure not structurally designed to accommodate a new wireless telecommunications facility.

B. All freestanding wireless telecommunication facilities issued a conditional use permit after the effective date of this chapter, known hereinafter as "host facilities," shall make available space for the co-location of telecommunications antennas or antenna arrays for at least two additional competing

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wireless telecommunications providers, including space for wireless telecommunication support facilities. This requirement does not apply if the owner or operator of the host facility can demonstrate, to the satisfaction of the plan and architectural review commission, that the placement of the additional antennas or equipment would impair or disrupt, for a significant period of time, the service provided by the host facility.

C. Where a wireless telecommunication facility provider proposes to utilize an alternative support structure, the provider shall make available space for the co-location of telecommunications antennas or antenna arrays for at least two additional competing wireless telecommunications providers to the extent practical, and shall thereafter be considered a host facility. If the plan and architectural review commission determines based on evidence supplied by the applicant that the proposed facility or alternative support structure is not structurally sound or not otherwise appropriate for additional antennas or arrays, the commission may waive this requirement.

D. All new wireless telecommunication facilities and sites shall be designed to promote sharing of both tower space and ancillary facilities such as access roads, parking areas, buildings, and utilities.

E. The owner or operator of the host facility shall make co-location space reasonably available to other competing providers at prevailing market lease rates for the industry. Failure to comply with this provision shall be grounds for revocation of the conditional use permit.

F. Alternative support structures must be at least fifty feet in height to be considered for the addition of a wireless telecommunication facility, not including the height of any architectural projections. The plan, and architectural review commission may deny the placement of numerous wireless telecommunication facilities on a single alternative support structure if it determines that such placement would have a negative aesthetic, architectural, public safety, or operational impact.

G. Wireless telecommunications facilities located on alternative support structures shall be considered accessory uses.

(Ord. 1499 § 24(part), 2001).

19.55.070 Structural, design and aesthetic standards.

All wireless telecommunications facilities shall be designed and sited in such a manner to minimize or avoid adverse safety, aesthetic or environmental effects per the following requirements:

A. Compliance with all applicable restrictions. All wireless telecommunications facilities shall comply with all city, state and federal regulations, restrictions, codes, standards and power density limits, including other city zoning ordinance standards.

B. Materials. Wireless telecommunications facilities shall be constructed of metal or other non-flammable material, and freestanding facilities shall be self supporting monopoles or lattice towers, unless otherwise permitted by the plan and architectural review commission. Material color shall blend with surroundings.

C. Placement. All wireless telecommunications facilities and support facilities shall be located and installed in such a manner to minimize disturbance to, take advantage of, or locate behind existing topography and vegetation to minimize visual impact on surrounding properties and public rights-of-way. No wireless telecommunication facility shall be placed in a location that would physically obstruct or otherwise interfere with the full use of other wireless telecommunication facilities, residential satellite dishes, residential television or radio antennas, or amateur radio facilities.

D. Setback. The minimum setback of a new wireless telecommunications facility from all property lines and principal buildings on the site shall equal the height of the wireless telecommunications facility, including the height of any alternative support structure. A reduced setback below this minimum may be considered by the plan and architectural review commission based on submittal of a structural engineering analysis demonstrating that the facility would not pose a threat to the public, existing principal buildings, or adjacent properties in the event of failure. All wireless telecommunications

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support facilities shall be set back from property lines the same distance as required for principal buildings in the zoning district.

E. Height. The maximum height above existing grade for any freestanding wireless telecommunications facility, including all antennas, shall be two hundred and fifty feet. Any wireless telecommunications facility mounted on an alternative support structure may extend no greater than fifty feet above the height of an alternative support structure that is less than two hundred feet in height, or no greater than ten feet above the height of an alternative support structure that is two hundred feet in height or greater. The plan and architectural review commission may approve waivers to such height limitations if necessary to facilitate co-location of facilities.

F. Wireless telecommunications support facilities. All wireless telecommunications support facilities shall be located within enclosed buildings or fully screened rooftop locations. Such accessory buildings shall not exceed fifteen feet in height and twelve hundred square feet in area, unless otherwise permitted by the plan and architectural review commission to facilitate co-location. The design and exterior surfacing of all such buildings or rooftop screening structures shall be in harmony with the existing or desired architecture for the area. The exterior walls of all such buildings shall be masonry, stone, stucco, pre-cast, concrete or other similar surface.

G. Signage. No commercial message or signage shall be allowed at or on any wireless telecommunications facility, wireless telecommunications support facility, or site used for a wireless telecommunications facility.

H. Driveways. Access driveways shall be surfaced in accordance with the requirements of Section 19.51.110.

I. Landscaping and Fencing. The site including the wireless telecommunications facility shall be attractively landscaped, with particular emphasis on landscaping near buildings, tower foundations, and driveways. New vegetation for screening purposes shall be a minimum of five feet in height upon planting and shall be located on the outside of any required fencing. The base of all freestanding wireless telecommunications facilities shall be enclosed with security fencing, unless the applicant provides other acceptable improvements designed to secure the base of the facility (tower) from public access.

(Ord. 1499 § 24(part), 2001).

19.55.080 Abandonment and removal.

Any wireless telecommunications facility not continuously operating for a period of twelve months shall be considered abandoned and shall be removed (along with its wireless telecommunication support facilities) within ninety days of receiving an order to remove from the zoning administrator. The cost of removal and site restoration shall be borne entirely by the permit holder. In the event that the permit holder fails to remove the facility, the city may cash the required performance bond and remove the facility and all support facilities itself.

(Ord. 1499 § 24(part), 2001).

19.55.090 Compliance.

A. All wireless telecommunications facilities granted site plan or conditional use permit approval after the effective date of this chapter shall remain in compliance with approved plans, conditions of approval, the provisions of this chapter as they existed at the time or permit approval, and applicable standards of Sections 19.63.100 and 19.66.050. The permit holder shall be responsible for the continued maintenance and/or replacement of all buildings, fencing, landscaping and other site improvements.

B. The permit holder for all wireless telecommunications facilities granted conditional use permit approval after the effective date of this chapter shall file an annual report with the zoning administrator

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demonstrating continued compliance with approved plans, conditions of approval, the provisions of this chapter as they existed at the time of permit approval, and the standards of Sections 19.63.100 and 19.66.050. The petitioner shall also demonstrate that the term of any performance bond or liability insurance policy required under Section 19.55.050 shall remain in effect for at least two years from the date the annual report is submitted. Such report shall be filed within thirty days of the original month of conditional use permit approval.

C. Failure to comply with subsections A and B above may be grounds for revocation of the permit, penalties pursuant to Section 19.75.080, or both.

(Ord. 1499 § 24(part), 2001).

Chapter 19.57 GENERAL PERFORMANCE STANDARDS

Sections:

19.57.010 Compliance with standards required.
19.57.020 Air pollution prohibited.
19.57.030 Fire and explosive hazards--Location--Safety precautions.
19.57.040 Glare and heat restrictions.
19.57.050 Liquid or solid wastes--Storage and discharge restrictions.
19.57.060 Noise restrictions.
19.57.070 Vibration.
19.57.080 Odors.
19.57.090 Radioactivity and electrical disturbances.
19.57.100 Uses and land suitability.
19.57.110 Topography preservation conditions.
19.57.130 Minimum usable floor area.
19.57.140 Required screens and buffers.
19.57.150 Outdoor lighting standards.
19.57.160 Keeping of horses as a residential accessory use.

19.57.010 Compliance with standards required.

All land uses and activities, unless otherwise specified, in the City of Whitewater established after June 24, 1982, the effective date of the ordinance codified in this title, shall comply with the standards set out in this chapter.

(Ord. 994 § 6.1, 1982).

19.57.020 Air pollution prohibited.

No activity shall emit any fly ash, dust, fumes, vapors, mists or gases in such quantities as to cause soiling, or danger to the health of persons, animals, vegetation or other forms of property.

(Ord. 994 § 6.2, 1982).

19.57.030 Fire and explosive hazards--Location--Safety precautions.

All activities involving the manufacturing, utilization, processing or storage of flammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion, and with adequate firefighting and fire-suppression equipment and devices that are standard in the industry. Such activities shall be located and managed in a manner so as not to endanger any adjoining properties or the public in general.

(Ord. 994 § 6.3, 1982).

19.57.040 Glare and heat restrictions.

No activity shall emit glare or heat that is visible or measurable outside its premises, except activities in the industrial district which may emit direct or sky-reflected glare which shall not be visible

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outside the district. All operations producing intense glare or heat shall be conducted within a completely enclosed building. Exposed sources of light shall be shielded so as not to be visible outside their premises.
(Ord. 994 § 6.4, 1982).

19.57.050 Liquid or solid wastes--Storage and discharge restrictions.

No activity shall discharge at any point onto any land or into any water or public sewer any materials of such nature, quantity, noxiousness, toxicity or temperature which can contaminate, pollute or harm the quantity or quality of any water supply, can cause the emission of dangerous or offensive elements, can overload the existing municipal utilities, or can injure or damage persons or property. No such wastes shall be stored in the city for a period longer than three months.
(Ord. 994 § 6.5, 1982).

19.57.060 Noise restrictions.

A. No activity shall produce a sound-level extending outside its premises that exceeds the following:
TABLE INSET:

Octave Band Frequency (Cycles Per Second)	Sound Level (Decibels)
0 to 75	72
75 to 150	67
150 to 300	59
300 to 600	52
600 to 1,200	46
1,200 to 2,400	40
2,400 to 4,800	34
Above 4,800	32

B. All noise shall be so muffled or otherwise controlled as not to become objectionable due to intermittance, duration, beat frequency, impulse character, periodic character or shrillness. Sirens, whistles, horns, power speakers and bells which are maintained and utilized solely to serve a public emergency purpose are exempt from the sound-level standards of this title.
(Ord. 994 § 6.6, 1982).

19.57.070 Vibration.

No activity shall emit vibrations which are discernible without instruments outside its premises.
(Ord. 994 § 6.7, 1982).

19.57.080 Odors.

No activity shall emit any odorous matter of such nature or quantity to be offensive, obnoxious or unhealthful outside their premises.
(Ord. 994 § 6.8, 1982).

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19.57.090 Radioactivity and electrical disturbances.

No activity shall emit radioactivity or electrical disturbances outside its premises that are dangerous or adversely affect the use of neighboring premises.

(Ord. 994 § 6.9, 1982).

19.57.100 Uses and land suitability.

No land shall be used or structure erected where the land is held unsuitable for such use or structure by the city zoning administrator or plan commission by reason of flooding, concentrated runoff, inadequate drainage, adverse soil or rock formation, unfavorable topography, erosion susceptibility, or any other feature likely to be harmful to the health, safety, prosperity, aesthetics and general welfare of this community. In applying this provision, the city may deny or condition the granting of a zoning permit. The city shall, in writing, recite the particular facts upon which it bases its conclusion that the land is not suitable for certain uses. The applicant shall have the opportunity to present evidence contesting such unsuitability to the board of zoning appeals in compliance with the requirements of Chapter 19.72.

(Ord. 994 § 6.10, 1982).

19.57.110 Topography preservation conditions.

In order to preserve the natural topography as much as possible and in order to protect against danger and damage caused by manmade changes in the existing topography, no lots nor portions of lots nor any parcels of land shall be excavated or filled unless the following conditions are met:

A. If a difference in grade between two adjacent lots along a lot line is to be not greater at any point than two feet, this difference in levels may be sloped toward or away from the lot line at a gradient of one foot vertical to two feet horizontal, and as soon as practicable must be covered adequately with topsoil and sodded or seeded to prevent erosion so as to assure acceptable restoration; or, a satisfactory retaining wall of stone, concrete or other suitable masonry material shall be constructed to retain the higher ground. Within a single lot, any excavation or fill not exceeding two feet vertical shall also be treated in this same manner.

B. If a difference in grade between two adjacent lots along a lot line, or wholly within a single lot, is to be greater than two feet at any point, the following procedure shall govern:

1. No slope to be covered with sod, grass seed or other natural plant material may exceed a gradient of one foot vertical to two feet horizontal;

2. A slope covered with a stone riprap construction may not exceed a gradient of one foot vertical to one foot horizontal;

3. A difference in adjacent grades may be held by an approved type of retaining wall which is also protected for safety.

C. Alterations to existing drainage ways or water flows that would cause material detriment to adjoining property shall not be permitted.

(Ord. 994 § 6.11, 1982).

19.57.130 Minimum usable floor area.

A. Within the city, no dwelling unit shall be constructed or remodeled to have less living area than the following minimum standards:

TABLE INSET:

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Dwelling Unit Type	Minimum Usable Floor Area
One-family detached dwellings	800 square feet with no less than 500 square feet on first floor if more than one story;
Two-family dwellings	1,500 square feet with no less than 600 square feet per family;
Townhouse-style attached single-family	800 square feet;
Multifamily:	
Efficiency apartment	400 square feet;
One-bedroom apartment	500 square feet;
Two-bedroom apartment	800 square feet;
Three or more bedroom apartment	1,000 square feet;
Mobile homes	400 square feet;

B. For the purpose of this section, "floor area" shall be the sum of the several floors of a building used for human occupancy or use, as measured from the interior faces of the walls, but not including basement, garages, porches, breezeways of common hallways and unfinished attics.
(Ord. 994 § 6.13, 1982).

19.57.140 Required screens and buffers.

Where screens or buffers are required by this title or by the plan and architectural review commission to reduce the impact of proposed uses on adjacent properties, the following standards shall be followed. Buffer yards and screens may be required jointly or separately.

A. Landscaped Buffer Yards.

1. Buffer yards are horizontal separations along lot lines that are intended to increase the physical separation between uses. The width of the required buffer yard shall be determined by the plan and architectural review commission or zoning administrator. The minimum width shall be the greater of ten feet or the width of the required yard abutting a less intensive zoning district, if a specific buffer yard requirement is established in a particular zoning district.

2. All buffer yards shall be attractively landscaped with a minimum of two canopy/shade trees, five understory evergreen trees and twelve shrubs planted for every one hundred feet of buffer yard length. A substitute treatment incorporating plantings and/or a decorative fence or wall is acceptable if approved by the plan and architectural review commission. All buffer yards shall be kept free of debris; and noxious weeds. No structure, activity, storage of materials, parking of vehicles or loading shall be

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permitted in a buffer yard, except emergency, cross, and pedestrian access. Maintenance of buffer yards shall be the continuing obligation of the owner of the property.

B. Screens.

1. Screens and barriers located in a limited space, ten feet or less, intended to perform a buffering effect, particularly for noise reduction or visual screening. Screens may consist of existing or planted vegetation, fences, walls, earth berms, or similar techniques. Plant screens shall be sufficient to provide a year-round screen within two years of installation. Walls or earth berms shall be required where noise reduction is necessary.

2. Screen plantings shall be permanently maintained by the owner of the property, and any plant materials which do not live shall be replaced within six months.

3. The height of walls and fences shall be regulated by the provisions of Section 19.06.120.

(Ord. 1452 § 7, 2000; Ord. 994 § 6.14, 1982).

19.57.150 Outdoor lighting standards.

A. Purpose. The purpose of this section is to provide for adequate and safe lighting of private property, while limiting light spillover and glare onto adjacent properties and public streets. Such limitations are intended to prevent the creation of nuisances, promote traffic safety, conserve energy, preserve the area's dark sky and support astronomy.

B. Applicability. This section shall be applied to the installation of all new and replacement private outdoor lighting fixtures. Outdoor lighting fixtures legally installed prior to the effective date of the ordinance codified in this chapter shall not be required to comply with these outdoor lighting standards; however, any replacement of the lighting fixtures shall comply with all outdoor lighting standards as set forth in this section.

C. Required Lighting Plan. Where a development requires site plan review under Chapter 19.63, all outdoor lighting fixtures shall be depicted and described on the required site plan or on a separate lighting plan. The zoning administrator may also require the following information:

1. A catalog page, cut sheet or photograph of the outdoor lighting fixture(s) including the mounting method and light cutoff angles;

2. A photometric plot plan, drawn to the same scale as the site plan, and indicating the location of all lighting fixtures proposed, mounting and/or installation height in feet, the average illumination level (in footcandles) within the parking lot, and illumination levels at regular intervals around the site and at property lines.

D. Maximum Luminaire Height. The maximum permitted luminaire height shall be thirty-five feet in all commercial, industrial and institutional districts, and twenty-five feet in all residential districts. The height of both the pole and base shall be considered in the measurement of luminaire height.

E. Maximum Illumination Levels. Average illumination levels within parking lots shall not exceed 1.0 footcandle within residential districts, and 2.5 footcandles within all other districts. The illumination level at any property line shall not exceed 0.5 footcandles above the ambient lighting conditions on a cloudless night where the property adjoins land in a residential district, and 2.0 footcandles above the ambient lighting conditions on a cloudless night where the property adjoins land in any other zoning district. The plan and architectural review commission may agree to allow greater lighting levels based on specific and reasonable written justification provided by the applicant. In no instance shall a commercial outdoor lighting fixture be mounted or oriented such that the lighting element is visible from a property in a residential district.

F. Use of Shielded Light Fixtures. All outdoor lighting fixtures shall be shielded as defined in Section 19.09.623, except incandescent fixtures of one hundred fifty watts or less, other sources of seventy watts or less, lighting within public street rights-of-way and lighting required for a specialized security or safety purpose. No searchlights shall be permitted.

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G. Types of Light Source. All outdoor lighting fixtures shall have high pressure sodium (HPS), low pressure sodium (LPS), incandescent or fluorescent light sources, except that in cases where true color rendition is required (including display lots and certain outdoor recreational uses), white lights such as metal halide shall be permitted. No new mercury vapor lighting fixtures shall be installed, and no replacement equipment or bulbs for preexisting mercury vapor lighting fixtures shall be installed after January 1, 2001. No flickering or flashing lights shall be permitted, except low wattage seasonal lighting between November 1st and January 31st and lighting required for a specialized security or safety purpose.

H. Location. No exterior light fixture shall be located within any required landscape bufferyard or within three feet of any property line.

I. Hours of Illumination. Within one hour after closing of the store, completion of the final work shift, or completion of specific activities associated with an institutional use, only building mounted security lighting and up to twenty-five percent of all other outdoor lighting fixtures may remain illuminated.

J. Exterior Lighting for Outdoor Recreational Uses. Ball diamonds, playing fields, golf driving ranges, tennis courts, parks and similar outdoor recreational uses may be exempted from one or more of the outdoor lighting standards of this section if approved by the plan and architectural review commission through site plan review.

K. Street Lighting. Street lighting shall conform to the standards set forth by the state for state and federal highways, appropriate county for county highways and the city for city streets and highways.

(Ord. 1452 § 8, 2000).

19.57.160 Keeping of horses as a residential accessory use.

Horses may be kept as an accessory use only in certain residential zoning districts, upon the granting of a conditional use permit, and subject to the following standards:

A. The lot on which the horses will be kept and exercised shall be not less than two acres in total area.

B. For each horse kept on the lot, there shall be a minimum of one acre of open land usable for horse exercise and manure management. Such open land may not include lands in wetlands or woodlands, with over a twelve-percent slope, or within seventy-five feet of navigable waters or wetlands.

C. Outdoor horse containment areas, including, but not limited to barns and exercise areas, shall be completely enclosed, shall be a minimum of twenty feet from any other lot, and shall meet the standards of Wisconsin Statutes Chapter 90. D. The keeping of horses shall not be for commercial purposes, such as the commercial stabling of horses.

E. The use shall meet and maintain any other specific conditions of conditional use permit approval that relate to the protection of human, animal, or environmental health, or the character of the surrounding neighborhood or publicly owned lands.

(Ord. 1589A § 3, 2005).

Chapter 19.58 NOISE RESTRICTIONS

Sections:

19.58.010 Policy, purpose, title, and scope.
19.58.020 Definitions.
19.58.030 Exemptions to this chapter.
19.58.040 Residential noise.
19.58.050 General noise disturbance prohibited.
19.58.060 Maximum permissible sound levels by land use category.
19.58.070 Emergency signaling devices.
19.58.080 Specific activities prohibited.
19.58.090 Sound equipment and sound-amplifying equipment.
19.58.100 Motorized vehicles.

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19.58.110 Construction.
19.58.120 Nonemergency signaling devices.
19.58.130 Animals and birds.
19.58.140 Enforcement.
19.58.150 Noise variances.
19.58.160 Penalty.

19.58.010 Policy, purpose, title, and scope.

A. Statement of Public Policy. The city council finds and declares that:

1. Excessive noise is a serious hazard to the public health and welfare and the quality of life in a close urban society.

2. A substantial body of science and technology exists by which excessive noise can be substantially abated without serious inconvenience to the public.

3. Certain of the noise-producing equipment in this community is essential to the quality of life herein and should be allowed to continue at reasonable levels with moderate regulation.

4. Each person has a right to an environment reasonably free from noise which jeopardizes health or welfare or unnecessarily degrades the quality of life.

5. It is the declared policy of this city to promote an environment free from excessive noise, otherwise properly called "noise pollution," which unnecessarily jeopardizes the health and welfare and degrades the quality of the lives of the residents of this community, without unduly prohibiting, limiting or otherwise regulating the function of certain noise-producing equipment which is not amenable to such controls and yet is essential to the economy and quality of life of the community.

B. Purpose, Title and Scope.

1. The purpose of this chapter is to establish standards for the control of noise pollution in the city by setting maximum permissible sound levels for various activities, to protect the public health, safety and general welfare.

2. This chapter may be cited as the "Noise Control Ordinance of the City of Whitewater."

3. This chapter shall apply to the control of all noise originating within the limits of the city, except where either (a) a state or federal agency has adopted a standard or rule and has so preempted the regulation of noise from a particular source as to render this chapter inapplicable thereto; or (b) the city council has determined that, by reason of public acceptance of the activity producing a particular noise or noises, such noise is deemed acceptable to the residents of this city.

(Ord. 1310 § 2(part), 1995).

19.58.020 Definitions.

Unless otherwise expressly stated or the context clearly indicates a different intention, the following terms shall have the meanings shown. Definitions of technical terms used in this chapter which are not herein defined shall be in conformance with the standard ANSI § 1.1-1994, Acoustical Terminology.

"Ambient noise level" means the composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location and time.

"A-weighted sound level" means the sound level in decibels as measured on a sound-level meter using the A-weighting network. The level so read is designated dB(A) or dBA.

"Construction" means any site preparation, assembly, substantial repair, alteration, similar action, for or of public or private rights-of-way, structures, utilities or similar property or similar activity upon public or private structures or land.

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"Continuous sound" means sound which is of a steady and uninterrupted nature of a specified time period. For the purpose of this title, the minimum time period shall be one hour.

"Daytime" means the hours between seven a.m. and ten p.m. on any given day.

"Decibel" means a unit for measuring the amplitude of sound, equal to twenty times the logarithm to the base ten of the ratio of the pressure of the sound measured to the referenced pressure, which is twenty micropascals.

"Emergency work" means any work performed for the purpose of preventing or alleviating the physical trauma or property damage threatened or caused by an emergency.

"Enforcement office(r)" means the city employee and/or police officer having lead responsibility for enforcing this chapter; and, the city employee/police officer having responsibility for making noise surveys, noise analyses, noise investigations and for the administration of this chapter.

"Equivalent sound level (Leq)" means the average sound level measured over a stated period of time. For the purpose of this chapter, the averaging time shall be one minute.

"Fixed noise source" means a stationary device which creates sounds while fixed or motionless, including but not limited to residential, agricultural, industrial and commercial machinery and equipment, pumps, fans, compressors, air conditioners and refrigeration equipment.

"Impulse sound" means sound of short duration, usually less than one second, with an abrupt onset and rapid decay. Examples of sources of impulsive sound include explosions, drop forge impacts, and the discharge of firearms.

"Intermittent sound" means sound which is not continuous or which is of a cyclic or repetitive nature.

"Intrusive noise" means that noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency and time of occurrence, and tonal or informational content as well as the prevailing ambient noise level.

"Leq" means see equivalent sound level.

"Lmax" means the maximum instantaneous sound level reading.

"Mobile noise source" means any noise source other than a fixed noise source.

"Nighttime" means the hours between ten p.m. and seven a.m. on any given day.

"Noise disturbance" means any noise exceeding the noise-level limits for a designated land-use category specified in Table 1 or 2.

"Noise sensitive area" means any area designated by the planning commission for the purpose of ensuring exceptional quiet.

"Public right-of-way" means any street, avenue, boulevard, highway, bikeway, sidewalk or alley or similar place which is owned or controlled by a government entity.

"Public space" means any real property or structures thereon which are owned or controlled by a governmental entity.

"Pure tone" means any sound which can be judged as audible as a single pitch or a set of single pitches by the enforcement officer or police officer.

"Real property boundary" means an imaginary line along the ground surface, and its vertical extension, which separates the real property owned by one person from that owned by another person, but not including intra-building real property divisions.

"Sound-amplifying equipment" means any machine or device for the amplification of the human voice, music, or any other sound. Sound-amplifying equipment, as used in this title, shall not be construed as including standard automobile radios when used and heard only by occupant(s) of the vehicle in which installed, or warning devices on authorized emergency vehicles, or horns or other warning devices on other vehicles used only for traffic safety purposes. This definition shall include remotely located loudspeakers attached to and/or operated from a vehicle.

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"Sound-level meter" means an instrument, including a microphone, an amplifier, and an output meter for the measurement of sound levels, which meets or exceeds the requirements for Type 2 meters in American National Standards Institute specifications for sound-level meters, S1.4-1971.

"Vibration perception threshold" means the minimum ground-borne or structure-borne vibrational motion necessary to cause a normal person to be aware of the vibration by such direct means as, but not limited to, sensation by touch or visual observation of moving objects. The perception threshold shall be presumed to be a motion velocity of .001 inches per second over the range of one to one hundred Hz.

"Weekday" means any day, Monday through Friday, which is not a legal holiday.

(Ord. 1310 § 2(part), 1995).

19.58.030 Exemptions to this chapter.

The provisions of this chapter shall not apply to:

A. The emission of sound for the purpose of alerting persons to the existence of an emergency;

B. The emission of sound in the performance of emergency work;

C. Noncommercial public speaking and public assembly activities conducted on any private property, public space, or public right-of-way, except those activities controlled by Sections 19.58.040, 19.58.090 and 19.58.100;

D. Agricultural activities, exclusive of those involving the ownership or possession of animals or birds;

E. Rail and air transportation and public mass transportation vehicles;

F. The emission of sound in connection with activities conducted at Warhawk Stadium during events permitted by the city;

G. The emission of sound in the discharge of weapons or in fireworks displays licensed by the city council;

H. The emission of sound in the operation of snow removal equipment;

I. Parades or processions for which a parade permit has been issued by the city;

J. Residential garbage collection activities as contracted for by the city;

K. The emission of sound in the operation of yard maintenance equipment.

(Ord. 1310 § 2(part), 1995).

19.58.040 Residential noise.

A. Residential noise disturbances (even if the residence is located in a commercial district) shall be governed by this section and shall not be subject to the sound levels established in Section 19.58.060.

B. No person shall make, allow or assist in making any noise from a residence or residential yard which is likely to unreasonably disturb the peace and quiet of any person outside of the residence.

C. For the purpose of this section:

1. It is not necessary to prove that any particular person was disturbed by the noise.

2. A resident of a premises is in violation of allowing a noise disturbance at the premises under this section if noise in violation of this section is emitted from a residence and the authorities are unable to gain entry to the premises or sufficient information to identify the actual parties at the premises at the time of the disturbance.

3. All residents of a residential unit who are at the premises at the time of a noise disturbance are deemed to have allowed the disturbance.

(Ord. 1310 § 2(part), 1995).

19.58.050 General noise disturbance prohibited.

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No person shall make, continue, or cause to be made or continued, except as permitted, any noise disturbance as defined in this chapter, or any noise in excess of the limits for such noise established in this chapter.
(Ord. 1310 § 2(part), 1995).

19.58.060 Maximum permissible sound levels by land use category.

A. Maximum Permissible Sound Levels. With the exception of sound levels elsewhere specifically authorized or allowed in this chapter, the following are the maximum permissible sound levels allowed at the real property boundary of the source of offending noise. No person shall produce or allow the production of noise in excess of that specified in Table 1 or 2.

TABLE 1 SOUND LEVEL LIMITS FOR DAYTIME
(7 p.m. - 10 p.m.) in dBA

TABLE INSET:

Zoning Category	Lmax	Leq (1 min.)
B-1, B-2, AT and I (except where such operations are adjacent to residential districts)	85	75
B-3 and PCD (except residential PCD and where such operations are adjacent to residential districts)	85	75
M-1 (except where such operations are adjacent to residential districts)	85	75
B-1, B-2, B-3 PCD (when adjacent to residential districts)	75	60
All other nonresidential categories	75	60

TABLE 2 SOUND LEVEL LIMITS FOR NIGHTTIME HOURS in dBA

TABLE INSET:

Zoning Category	Lmax	Leq (1 min.)
B-1, B-2, AT and I (except where such operations are adjacent to residential districts)	75	60
B-3 and PCD (except residential PCD and where such operations are adjacent to residential districts)	75	65
M-1 (except where such operations are adjacent to residential districts)	85	70
B-1, B-2, B-3 PCD (when adjacent to residential districts)	75	60

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All other nonresidential categories	75	60

For the purpose of this chapter, sound levels in excess of the dBA listed in Table 1 or 2 above shall be deemed a violation.
(Ord. 1310 § 2(part), 1995).

19.58.070 Emergency signaling devices.

A. No person shall operate or permit the intentional sounding outdoors of any fire, burglar or civil defense alarm, siren, whistle or similar stationary emergency signaling device, except for emergency purposes or for testing, as provided in subsection B of this section.
B. Testing of a stationary emergency signaling device shall occur at the same time of day each time the test is performed, but not before nine a.m. or after four p.m. Any such testing shall use only the minimum cycle test time.
(Ord. 1310 § 2(part), 1995).

19.58.080 Specific activities prohibited.

A. Loading and Unloading. No person shall so load, unload, open, close or handle boxes, crates, containers, building materials, garbage cans or similar objects between the hours of seven p.m. and seven a.m. the following morning as to create a noise disturbance across a residential real property boundary or within a noise sensitive area. This section shall not apply to activities covered by Section 19.58.110.
B. Vehicle or Motorboat Repairs and Testing. No person shall repair, rebuild, modify or test any motor vehicle in a public or private place out of doors or within a noise sensitive area between the hours of ten p.m. and seven a.m. the following day.
(Ord. 1310 § 2(part), 1995).

19.58.090 Sound equipment and sound-amplifying equipment.

A. No person shall so operate, play or permit the operation or playing of any sound equipment so as:
1. To create a noise disturbance across a residential real property boundary or outdoors within a noise sensitive area;
2. To create a noise disturbance fifty feet from the device, when operated in or on a motor vehicle on a public right-of-way or public space, or in a boat on public waters.
B. Sound Equipment.
1. No person shall use, operate or cause to be used or operated any sound equipment, upon the public streets or in any building or upon any premises, public or private, if the sound therefrom is plainly audible from any public street or public place within the city.
2. Sound equipment shall not include:
a. Equipment used for public health and safety purposes;
b. Church or clock carillons, bells or chimes;
c. Automobile radios, tape decks or players, or other standard automobile equipment used and intended for the use and enjoyment of the occupants, provided the sound emitting therefrom is not audible for more than fifty feet from the vehicle;
d. Recorded music used in a nonresidential district in conjunction with a civil or religious celebration;
e. Live music provided, sponsored or funded, in whole or in part, by a governmental entity.
(Ord. 1310 § 2(part), 1995).
(Ord. No. 1682A, § 1, 5-20-2008)

19.58.100 Motorized vehicles.

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A. No person shall operate the engine providing motive power or an auxiliary engine, of a motor vehicle with a manufacturer's gross vehicle weight rating of ten thousand pounds or more for a consecutive period longer than twenty minutes while such vehicle is standing and located within one hundred fifty feet of property zoned and used for residential purposes except where such vehicle is standing within a completely enclosed structure and does not create a noise disturbance across a real property boundary as defined in Section 19.58.060 of this chapter unless approved by a conditional use permit. This section shall not apply to delivery or pickup vehicles that require the operation of the engine to unload or load their vending loads.

B. No person shall operate within the speed limits specified in this section either a motor vehicle, or a combination of vehicles of a type subject to registration, at any time or under any condition of grade, load, acceleration or deceleration in such manner as to exceed the noise limit listed hereinbelow for the category of motor vehicle, based on the legal speed limit, posted or not, of the road or way on which operated, such noise to be measured at a distance of no more than fifty feet from the center line of travel under test procedures established by subsection C of this section. In the event the distance of the measuring instrument from center line of travel is less than fifty feet, such listed noise limits shall be corrected to reflect the equivalent noise limits for the actual distance.

TABLE INSET:

	Noise Limit in Relation to Legal Speed Limit	
Type of Vehicle	35 MPH or Less	Over 35 MPH
1. Any motor vehicle with a manufacturer's gross vehicle weight rating of 10,000 lbs. or more and any combination of vehicles towed by such motor vehicle	88 dB(A)	92 dB(A)
2. Any motorcycle.	82 dB(A)	86 dB(A)
3. Any motor vehicle and any combination of motor vehicle.	76 dB(A)	82 dB(A)

This section applies to the total noise from a vehicle or combination of vehicles and shall not be construed as limiting or precluding the enforcement of any other provisions of this code relating to motor vehicle mufflers or noise control.

C. The measurement of sound or noise shall be made with a Type 1 or 2 sound level meter meeting the standards prescribed by the American National Standards Institute or its successor body. The instrument shall be calibrated and maintained in good working order. Measurements recorded shall be taken so as to provide a proper representation of the noise source. The microphone during measurement shall be positioned so as not to create any unnatural enhancement or attenuation of the measured noise. A windscreen for the microphone shall be used when required.

D. No person shall modify the exhaust system of a motor vehicle or motorcycle by installation of a muffler cut-out or bypass, and no person shall operate a motor vehicle or motorcycle which has been so

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modified. A motor vehicle so operated shall be deemed equipped with a muffler which emits excessive and unusual noise and which is not in good working order.

E. 1. No person shall operate a recreational vehicle or permit the operation of one or more recreation vehicles, individually or in a group or in an organized racing event, on public or private property in such a manner that the sound level resulting from such operation exceeds:

Seventy-three dBA for any total of three minutes in any continuous one-hour period, or exceeds ninety dBA for any period of time during such operation. Sound levels which exceed the limits herein described at the real property boundary of the source property shall be deemed a noise disturbance.

2. Notwithstanding Section 19.58.030 of this chapter, no person shall permit the conducting of any part of an organized racing event which involves contest between or among recreational vehicles on public or private property between the hours of ten thirty p.m. and ten a.m. the following morning.

(Ord. 1310 § 2(part), 1995).

19.58.110 Construction.

A. This chapter shall not prohibit the operation of any tools or equipment in public or private construction, drilling, demolition work, or in maintenance work between the hours of seven a.m. and nine p.m. Additional hours of construction may be granted by the zoning administrator or his designee.

B. The terms of this section shall not apply to emergency work or repair work performed by or for governmental entities or public service utilities.

(Ord. 1310 § 2(part), 1995).

19.58.120 Nonemergency signaling devices.

A. No person shall operate or permit the sounding of any stationary bell, chime, siren, whistle or similar device, intended primarily for nonemergency purposes, from any place, for more than one minute in any hourly period.

B. Devices used in conjunction with the places of religious worship shall be exempt from compliance with this section.

C. Exemptions for sound sources covered by this section, but not exempted under subsection B of this section, may be granted under the procedure set forth in Section 19.58.150.

(Ord. 1310 § 2(part), 1995).

19.58.130 Animals and birds.

No person shall own, possess or harbor any animal or bird which frequently or for continued duration emits sounds native to the species which are a noise disturbance across a residential real property boundary, or within a noise sensitive area.

(Ord. 1310 § 2(part), 1995).

19.58.140 Enforcement.

A. The noise control program established by this chapter shall be implemented, administered and enforced by the zoning department and police department.

B. The provisions of this chapter which prohibit the making, continuing, or causing the making or continuing across a real property boundary or within a noise sensitive area, shall be enforced upon receipt of complaint made or filed with the city officials by a person disturbed by such noise disturbance or by direction of the chief of police or his or her designee. Certification by an official charged with enforcement of provisions of this chapter that such complaint was made shall be sufficient to establish the fact of such complaint.

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C. Noise and vibration measurements shall be made in compliance with generally accepted practices and procedures. The zoning administrator shall prepare, and make available upon request, a "Code of Recommended Practices" for the measurement of noise and vibration.

D. To implement and enforce this chapter the zoning department and police department shall have the additional power to:

1. Conduct research, monitoring, and other studies related to sound;

2. Conduct programs of public education regarding the causes, effects and general methods of abatement and control of noise, as well as the actions prohibited by this chapter and the procedures for reporting violations;

3. Coordinate the noise control activities of all municipal departments;

4. Review public and private projects, including those subject to mandatory review or approval by other departments, for compliance with this chapter, if these projects are likely to cause sound in violation of this chapter;

5. Upon presentation of proper credentials, enter and inspect any private property or place, any time when granted permission by the owner resident or by some other person with apparent authority to act for the owner;

6. Issue noise variances pursuant to the provisions of Section 19.58.150;

7. Prepare recommendations for consideration by the city council, after publication of notice and public hearing, for establishing the boundaries of noise sensitive areas.

E. All departments and agencies of the city shall carry out their programs in furtherance of the policy of this chapter.

(Ord. 1310 § 2(part), 1995).

19.58.150 Noise variances.

A. Any person who cannot comply with provisions of this noise ordinance due to technological limitations or in cases of significant hardship, may apply for a conditional use permit in accordance with Chapter 19.66 of this code. Through this process, the governing body may grant a conditional use permit to exceed the provisions of this chapter for a specific period of time.

B. During this period of time, the operators of the nonconforming noise source must make every reasonable attempt to come into compliance with this chapter. Should total compliance not become feasible at the time the conditional use permit expires, the operator of the source must demonstrate to the satisfaction of the governing body that a good faith effort has been made to come into compliance. If a good faith effort is demonstrated to the satisfaction of the governing body, the governing body may, at its discretion, extend the conditional use permit for an additional period of time.

(Ord. 1310 § 2(part), 1995).

19.58.160 Penalty.

Any person who violates any of the provisions of this chapter shall, upon conviction thereof, be subject to a penalty of not less than one hundred fifty dollars or more than three hundred dollars for the first offense; and for the second offense within one year shall be subject to a penalty of not less than two hundred dollars or more than four hundred dollars; and for the third and subsequent offenses within one year, not less than three hundred dollars or more than five hundred dollars, together with the costs of prosecution.

(Ord. 1430 § 2, 1999; Ord. 1364 § 14, 1997).

Chapter 19.60 NONCONFORMING USES, STRUCTURES AND LOTS

Sections:

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19.60.010 Existing nonconforming uses.
19.60.020 Existing nonconforming structures.
19.60.030 Discontinuance or replacement of nonconforming use or structure.
19.60.040 Changes and substitutions.
19.60.045 Floodland nonconforming uses and structures.
19.60.046 Wetland nonconforming uses and structures.
19.60.050 Nonconforming lots.

19.60.010 Existing nonconforming uses.

The lawful nonconforming use of a structure, land or water existing prior to June 24, 1982, the effective date of this title, may be continued although the use does not conform with the provisions of this title; however:

A. Only that portion of the land or water in actual use may be so continued, and any associated structures may not be extended, enlarged, reconstructed, substituted, moved or structurally altered except as otherwise permitted by the provisions of this title;

B. Substitution of new uses or equipment may be permitted by the board of zoning appeals if such use or equipment will reduce the incompatibility of the nonconforming use with the neighboring uses.

(Ord. 994 § 7.1, 1982).

19.60.020 Existing nonconforming structures.

Any lawful nonconforming structure existing prior to June 24, 1982, the effective date of this title, may be continued although its size or location does not conform with the lot width, lot area, yard, height, parking and loading and access provisions of this title; however, it shall not be extended, enlarged, moved or structurally altered except when required to do so by law or order, or so as to comply with the provisions of this title. Normal maintenance is permitted. This provision shall not be interpreted to disallow the extension or enlargement of a structure in respect to those dimensions that are or may still be in conformance with this title so long as such extensions or enlargements do not thereby create additional nonconforming dimensions or increase the nonconformance with respect to parking and loading and access. Any extension or enlargement of a nonconforming structure is subject to review and approval of the plan and architectural review commission in accordance with Chapter 19.63 of this title.

(Ord. 994 § 7.2, 1982).

19.60.030 Discontinuance or replacement of nonconforming use or structure.

A. If such nonconforming use or structure is discontinued or terminated for a period of twelve months, any future use of the structures, land or water shall conform to the provisions of this title.

B. When a nonconforming use or structure is damaged or destroyed, it may be restored if completed within one year from damage occurring.

C. Time extensions may be granted by the plan and architectural review commission in accordance with Chapter 19.63.

(Ord. 994 § 7.3, 1982).

19.60.040 Changes and substitutions.

Once a nonconforming use or structure has been changed to conform, it shall not revert back to a nonconforming use or structure. Once the board of zoning appeals has permitted the substitution of a more-restrictive nonconforming use for an existing nonconforming use, the substituted use shall lose the original status as a legal nonconforming use and become subject to all the conditions required by the board of zoning appeals.

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(Ord. 994 § 7.4, 1982).

19.60.045 Floodland nonconforming uses and structures.

Floodland nonconforming uses and structures shall be regulated under the provisions of Section 19.46.060 of this title.

(Ord. 1600 § 5, 2006: Ord. 1060 § 17, 1935).

19.60.046 Wetland nonconforming uses and structures.

Notwithstanding Section 62.23(7)(h) of the Wisconsin Statutes, the repair, reconstruction, renovating, remodeling or expansion of a legal nonconforming structure, or any environmental control facility related to a legal nonconforming structure, located in the C-1 shoreland wetland district and in existence at the time of adoption or subsequent amendment of the ordinance codified in this title is permitted pursuant to Section 62.231(5) of the Wisconsin Statutes.

(Ord. 1196 § 1(part), 1990).

19.60.050 Nonconforming lots.

A lot which does not contain sufficient area to conform to the dimensional requirements of this title but which is at least thirty feet wide and four thousand square feet in area may be used as a building site provided that the use is permitted in the zoning district, providing the lot is of record in the county register of deeds' office prior to the effective date or amendment of the ordinance codified in this title, and providing that all other requirements for the district in which it is located can be met. Establishment of a use or structure on a nonconforming lot shall be reviewed and approved by the city plan and architectural review commission in accordance with Chapter 19.63.

(Ord. 994 § 7.5, 1982).

Chapter 19.63 PLAN REVIEW

Sections:

19.63.010 Zoning permit--Purpose--Required when.
19.63.012 Certificate of compliance--Purpose--Required when.
19.63.014 Other permits.
19.63.020 Plan review--Application requirements.
19.63.030 Zoning permit application--Review by zoning administrator.
19.63.040 Zoning permit application--Review by plan and architectural review commission, when.
19.63.050 Developments automatically requiring approval by plan and architectural review commission.
19.63.060 Review procedures.
19.63.070 Notification of public hearing.
19.63.080 Conditions attached to approvals when.
19.63.090 Professional services--Consultation--Preparation of plans.
19.63.100 Plan review guidelines.
19.63.110 Zoning permit--Issuance conditions--Modification restrictions.
19.63.120 Appeals procedure.

19.63.010 Zoning permit--Purpose--Required when.

For the purposes of assuring compliance with the standards and intent of this title and of promoting compatible development and preservation of the unique character of the city, no structure shall be erected, constructed, altered, demolished or moved and no land or building shall be changed in use without the issuance of an approved zoning permit. Zoning permits shall not be required for minor structures, incidental repairs, interior structural alterations and/or changes not resulting in an increase in intensity.

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Notwithstanding the aforesaid exemption, no floodland structure or improvement shall be exempt from obtaining a zoning permit.
(Ord. 1060 § 18, 1985).

19.63.012 Certificate of compliance--Purpose--Required when.

For the purpose of assuring compliance with the standards and intent of this title and of assuring sound floodplain development, no undeveloped land within the floodland districts shall be developed, occupied or used, and no structure hereafter erected, altered, moved or substantially improved shall be occupied until the applicant submits to the zoning administrator a certification by a registered professional engineer or land surveyor that the floodplain regulations set forth in this title have been fully complied with. Such certification shall include the first-floor elevation of any structure erected on the site.
(Ord. 1060 § 19, 1985).

19.63.014 Other permits.

It is the responsibility of a permit applicant to secure all other necessary permits required by any state, federal or local agency. This includes, but is not limited to, a water use permit pursuant to Chapters 30 and 31 of the Wisconsin Statutes or a wetland fill permit pursuant to Section 404 of the Federal Water Pollution Control Act.
(Ord. 1060 § 20, 1985).

19.63.020 Plan review--Application requirements.

Applications for plan review shall be made to zoning administrator at least ten days prior to the plan and architectural review committee meeting at which the plan is to be considered, and shall include the following information to be considered complete. The zoning administrator or plan and architectural review commission may reduce the information requirements where deemed appropriate. Twenty complete sets of all required plan materials shall be required unless the applicant receives prior written approval from city staff that fewer copies, and/or an electronic/digital submission of materials will be considered adequate for the purposes of meeting the submission deadlines~~.~~

A. Names, phone numbers, and addresses of the applicant, owner of the site, architect, professional engineer, contractor and all other individuals responsible for preparation of plan materials;

B. Identification of the subject site by lot, block and recorded subdivision, or by metes and bounds;

C. Description of the existing and proposed use or operation of the structure or site, number of employees, building lot coverage, landscaped surface ratio, residential density and existing zoning;

D. Building elevations and exterior architectural drawings, including enough detail to show the proposed building style, exterior materials, colors, mechanicals and lighting;

E. Site plans drawn to a scale not less than fifty feet to the inch, showing:

1. The natural features of the site, including water bodies, wetlands, floodplains, environmental corridors, trees with trunks greater than four inches in diameter, existing drainage patterns, and topography at two foot intervals,

2. The location and dimensions of proposed and existing structures in relation to street and property lines, including buildings, Dumpsters, signs, mechanicals, walls and fences,

3. The location, dimensions and arrangement of all open spaces, yards, and landscape plantings and buffer yards, including the species and size at time of planting for all landscaping,

4. The location, arrangement and capacity of all areas used for vehicle and pedestrian access, off-street parking, off-street loading and unloading, including methods for screening,

5. The capacity and arrangement of all buildings used or intended to be used for dwelling purposes,

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6. The proposed location and other characteristics of all outdoor lighting fixtures, pursuant to Section 19.57.150(C),

7. The location and size of all existing and proposed utilities and all related easements,

8. The location of any proposed stormwater management facilities, including proposed drainage patterns and detention/retention facilities where required;

F. Other information deemed necessary by the zoning administrator or the plan and architectural review commission to fully assess the impacts of a proposed project.

(Ord. 1452 § 18, 2000: Ord. 994 § 8.2, 1982).

19.63.030 Zoning permit application--Review by zoning administrator.

The zoning administrator shall review zoning permit applications for the proposed structure, addition, alteration or use to assure that the plan meets the minimum standards of this title for the district in which it is located. The zoning administrator shall grant, deny or refer to the plan and architectural review commission within ~~fifteen~~ ten calendar days of receiving the completed zoning permit application.

(Ord. 994 § 8.3, 1982).

19.63.040 Zoning permit application--Review by plan and architectural review commission, when.

If the zoning administrator, at his or her discretion, finds that an application for a zoning permit has characteristics that should have broader public review or special conditions attached in order to preserve the intent of this title, the zoning administrator may require that such an application require review and approval of the plan and architectural review commission.

(Ord. 994 § 8.4(A), 1982).

19.63.050 Developments automatically requiring approval by plan and architectural review commission.

The following developments automatically require approval by the plan and architectural review commission:

A. All applications for zoning permits proposing exterior modifications of structures in the B-2 central business district, except minor remodeling or use changes;

B. All applications for zoning permits for major remodeling or conversion of existing buildings that will increase the number of dwelling units;

C. All applications for zoning permits proposing any exterior modifications to structures that are listed on the National Register of Historic Places. This review requirement shall also extend to properties immediately adjoining national register landmarks;

D. Establishment of a use or structure on a nonconforming lot (see Section 19.60.050);

E. Developments proposing driveway access within one hundred feet of the centerline of intersecting streets in the B-1 and B-3 districts. This is to be applied only to arterial streets and local streets intersecting arterial streets.

(Ord. 994 § 8.4(B), 1982).

19.63.060 Review procedures.

A. The zoning administrator shall transmit all applications requiring commission review and approval to the plan and architectural review commission. The plan and architectural review commission shall review the applications at their next scheduled meeting. The application shall be reviewed for compliance with the plan review guidelines, and a permit shall be granted, denied, or conditionally

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granted within thirty days of the date of application. A simple majority approval of the plan and architectural review commission constitutes final action.

B. The applicant may request a conceptual review by the plan and architectural review commission prior to filing a formal application for plan review.

(Ord. 994 § 8.4(C), 1982).

19.63.070 Notification of public hearing.

The city plan architectural review commission shall notify the applicant of the scheduled hearing by mail at least five mailing days prior to the hearing date. The commission may require that Class 1 notice be given if deemed appropriate.

(Ord. 994 § 8.4(D), 1982).

19.63.080 Conditions attached to approvals when.

A. Conditions on approval may include landscaping, modification to architectural design, type of construction, operational controls, sureties, or deed restrictions upon the plan and architectural review of commission's findings that these are necessary to fulfill the purpose and intent of this title. Also, as a condition of the issuance of a temporary occupancy permit, the plan commission may require that the developer post a deposit for the completion of the site improvements which have been approved by the commission. The amount of the deposit shall be in accordance with the following schedule:

TABLE INSET:

Conversion	1 to 2 family	$200.00
	2 to 3 family	500.00
	Multifamily $500.00 + 50.00 per unit,	
	$1000.00 maximum	
New	Multifamily $500.00 + 100.00 per unit,	
	$2000.00 maximum	
Addition/New	Commercial $500.00 - $1000.00	

B. The required deposit shall be released at the time all required site improvements have been completed and approved by the building inspector/zoning administrator. Fifty dollars shall be retained by the city as an additional fee for the issuance of the temporary occupancy permit prior to completion of the site improvements. If the site improvements are not completed by the time of the expiration of the temporary occupancy permit, and the occupancy permit has not been renewed or extended, the entire deposit shall be forfeited to the city. These provisions are in addition to all of the other enforcement provisions and remedies in the Whitewater Municipal Code.

(Ord. 1129 § 1, 1988).

19.63.090 Professional services--Consultation--Preparation of plans.

The plan and architectural review commission may consult professional services when it is deemed necessary. The commission may also require that plans submitted for review be certified by an architect, historic preservationist, site planner, engineer, or other appropriate professional meeting the approval of the plan and architectural review commission.

(Ord. 994 § 8.4(F), 1982).

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19.63.100 Plan review guidelines.

As the basis for determining the acceptability of an application for a zoning permit, the plan and architectural review commission shall apply the following criteria:

A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located;

B. The proposed development will be consistent with the adopted city master plan;

C. The proposed development will be compatible with and preserve the important natural features of the site;

D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;

E. The proposed development will not create traffic circulation or parking problems;

F. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alternations will appear to be compatible with existing buildings in the immediate area;

G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted;

H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.

(Ord. 994 § 8.4(G), 1982).

19.63.110 Zoning permit--Issuance conditions--Modification restrictions.

A. Issuance of Zoning Permit. A zoning permit shall be issued to applicant, stating the official action of the zoning administrator or the plan and architectural review commission, and shall be filed in the office of the zoning administrator and referred to for enforcement of this title. Approved zoning permits shall expire in six months unless substantial work has commenced and is continuing in a progressive, workmanlike manner. Extensions may be granted by the approving authority.

1. If the project is conditionally approved, the zoning permit shall be issued subject to the conditions.
2. If the project is disapproved, the applicant may modify the proposal and resubmit.

B. Modification of Plans Approved by the Plan and Architectural Review Commission. Minor modifications to plans approved for issuance of a zoning permit may be approved by the zoning administrator. Any major modification in approved plans or alteration of conditions must be approved by the plan and architectural review commission in compliance with procedures listed above.

(Ord. 994 § 8.5, 1982).

19.63.120 Appeals procedure.

Appeals from decisions of the city plan and architectural review commission in its plan-review function may be appealed to the board of zoning appeals if filed with the city clerk within thirty days of the date of decision. The appeal shall be governed by the procedures in Chapter 19.72 of this title.

(Ord. 1364 § 15, 1997: Ord. 1082 § 10, 1986; Ord. 994 § 8.6, 1982).

Steps for Review of Zoning Permit

GRAPHIC LINK:Click here

Chapter 19.66 CONDITIONAL USES

Sections:

19.66.010 Issuance of conditional use permits authorized when.
19.66.020 Application for permit.
19.66.030 Hearings.
19.66.040 Notification to property owners.

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19.66.050 Standards for review and approval.
19.66.060 Additional conditions authorized when.
19.66.070 Time limits and periodic review.
19.66.080 No exemption from all other requirements.
19.66.090 Determination of approval or disapproval.
19.66.100 Recordkeeping requirements.
19.66.110 Appeals procedure.

DISCUSSION POINT: TIMELINE ISSUES

19.66.010 Issuance of conditional use permits authorized when.

The city plan and architectural review commission may authorize the zoning administrator to issue a zoning permit for conditional uses after review and a public hearing, provided that such conditional uses and structures are in accordance with the purpose and intent of this title, are consistent with sound planning and zoning principles, and are found to be not hazardous, harmful, offensive or otherwise adverse to the environment or the value of the neighborhood or the community.
(Ord. 1364 § 16, 1997: Ord. 994 § 9.1, 1982).

19.66.020 Application for permit.

Applications for zoning permits for conditional uses shall be made to the zoning administrator on forms furnished by the zoning administrator, and shall include the information required by Section 19.63.020.
(Ord. 994 § 9.2, 1982).

19.66.030 Hearings.

The city plan and architectural review commission shall hold a public hearing upon each conditional use application, giving Class 1 notice.
(Ord. 994 § 9.3, 1982).

19.66.040 Notification to property owners.

Notice of the hearing shall be given to owners of record of properties abutting and within three hundred feet of the property that is involved in the application, and to other persons who are determined by the zoning administrator to be parties of interest. Unintentional failure to accomplish these notifications shall not invalidate the procedures.
(Ord. 994 § 9.4, 1982).

19.66.050 Standards for review and approval.

The plan commission shall use the following standards when reviewing applications for conditional use:
A. That the establishment, maintenance, or operation of the conditional use will not create a nuisance for neighboring uses or substantially reduce the values of other property.
B. That adequate utilities, access roads, parking drainage, landscaping and other necessary site improvements are being provided.
C. That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted in this ordinance. Where a variance is required, the plan commission may condition their approval on the subsequent approval of the variance.
D. That the conditional use conforms to the purpose and intent of the city master plan.
E. The conditional use and structures are consistent with sound planning and zoning principles.

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(Ord. 1364 § 17, 1997; Ord. 994 § 9.5(part), 1982).

19.66.060 Additional conditions authorized when.

A. Conditions, such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational control, hours of operation, improved traffic circulation, added restrictions, highway access restrictions, increased yards, or parking requirements, may be permitted by the plan and architectural review commission upon its finding that these are necessary to fulfill the purpose and intent of this title. Also, as a condition of the issuance of a temporary occupancy permit, the plan commission may require that the developer post a deposit for a completion of the site improvements which have been approved by the commission. The amount of the deposit shall be in accordance with the following schedule:
TABLE INSET:

Conversion	1 to family	$200.00
"	2 to 3 family	500.00
"	Multifamily $500.00 + 50.00 per unit,	
	$1000 maximum	
New	Multifamily $500.00 + 100.00 per unit,	
	$2000.00 maximum	
Addition/New	Commercial $500.00 - $1000.00	

B. The required deposit shall be released at the time all required site improvements have been completed and approved by the building inspector/zoning administrator. Fifty dollars shall be retained by the city as an additional fee for the issuance of the temporary occupancy permit prior to completion of the site improvements. If the site improvements are not completed by the time of the expiration of the temporary occupancy permit, and the occupancy permit has not been renewed or extended, the entire deposit shall be forfeited to the city. These provisions are in addition to all of the other enforcement provisions and remedies in the Whitewater Municipal Code.
(Ord. 1130 § 1, 1988).

19.66.070 Time limits and periodic review.

If an applicant does not commence construction within one year after city approval of a conditional use permit, or complete construction according to all specified plans and conditions within two years after city approval, the previously approved conditional use permit shall be considered null and void. Conditional uses may be subject to time limits or requirements for periodic reviews where such requirements relate to review standards.
(Ord. 1452 § 21, 2000: Ord. 994 § 9.5(part), 1982).

19.66.080 No exemption from all other requirements.

Compliance with all other provisions of this title, such as lot width and area, yards, height, parking, loading, traffic and highway access, shall be required, unless otherwise specifically exempted in this title, of all conditional uses. Variances shall only be granted as provided in Chapter 19.69.
(Ord. 994 § 9.5(part), 1982).

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19.66.090 Determination of approval or disapproval.

Following the public hearing and review of the conditional use application, the plan and architectural review commission shall approve, disapprove or further conditionally approve the application. A simple majority approval by the plan commission constitutes final approval of the conditional use.

(Ord. 994 § 9.5(part), 1982).

19.66.100 Recordkeeping requirements.

Records of all plan and architectural review commission actions approving conditional uses shall be maintained by the zoning administrator, and shall be referred to in regard to enforcement and modification of conditional use approvals.

(Ord. 994 § 9.5(part), 1982).

19.66.110 Appeals procedure.

Decisions of the city plan and architectural review commission in its conditional use review function may be appealed to the board of zoning appeals if filed with the city clerk within thirty days of the date of decision. The appeal shall be governed by the procedures in Chapter 19.72 of this title.

(Ord. 1364 § 18, 1997: Ord. 1082 § 11, 1986).

Steps for Review of Conditional Uses

GRAPHIC LINK:Click here

Chapter 19.69 CHANGES AND AMENDMENTS

Sections:

19.69.010 City council authority.
19.69.020 Who may initiate.
19.69.030 Petitions--Contents and filing.
19.69.040 Review and recommendation--Plan commission authority.
19.69.050 Hearing--Notice to property owners.
19.69.060 City council vote on proposed change or amendment.
19.69.065 Floodland district boundary changes limited.
19.69.066 Amendments to the C-1 and FWW districts.
19.69.070 Protests against change or amendment.

19.69.010 City council authority.

Whenever the public necessity, convenience, general welfare or good zoning practice require, the city council may, by ordinance, change the district boundaries or amend, change or supplement the regulations established by this title or amendments thereto. Such change or amendment shall be subject to the review and recommendation of the city plan commission.

(Ord. 994 § 10.1, 1982).

19.69.020 Who may initiate.

A change or amendment may be initiated by the city council or any member thereof, the city plan commission, or by a petition of one or more of the owners, lessees, or authorized agents of the lessees of property within the area proposed to be changed.

(Ord. 1159 § 1, 1989; Ord. 994 § 10.2, 1982).

(Ord. No. 1690A, § 1, 6-17-2008)

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19.69.030 Petitions--Contents and filing.

Petitions for any change to the district boundaries or amendments to the regulations shall be filed with the city clerk, describe the premises to be rezoned or the regulations to be amended, list the reasons justifying the petition, specify the proposed use, and have attached the following:

A. Plot plan, drawn to a scale of one inch equals one hundred feet, showing the area proposed to be rezoned, its locations, its dimensions, the location and classification of adjacent zoning districts, and the location and existing use of all properties within three hundred feet of the area proposed to be rezoned;

B. Owners' names and addresses of all properties lying within three hundred feet of the area proposed to be rezoned;

C. Additional information required by the city plan commission or city council.

(Ord. 994 § 10.3, 1982).

19.69.040 Review and recommendation--Plan commission authority.

The city plan commission shall review all proposed changes and amendments within the corporate limits, conduct a public hearing (with Class 2 notice), and shall recommend that the petition be granted as requested, modified, or denied.

(Ord. 994 § 10.4, 1982).

19.69.050 Hearing--Notice to property owners.

Notice of the hearing shall be given to all owners of record of properties abutting and within three hundred feet of the property that is involved in the application, and to other persons who are determined by the zoning administrator to be parties of interest. Unintentional failure to accomplish these notifications shall not invalidate the procedures.

(Ord. 994 § 10.5, 1982).

19.69.060 City council vote on proposed change or amendment.

Following such hearing and after consideration of the city plan commission's recommendations, the city council shall vote on the passage of the proposed change or amendment. City council action on the zoning change must take place within thirty days of the plan commission's recommendations.

(Ord. 1159 § 2, 1989: Ord. 994 § 10.6, 1982).

19.69.065 Floodland district boundary changes limited.

The common council shall not permit changes to the floodland district boundaries that are inconsistent with the purpose and intent of this chapter, in conflict with the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA), or inconsistent with the provisions of Chapter 19.46.

(Ord. 1600 § 7, 2006: Ord. 1196 § 1(part), 1990).

19.69.066 Amendments to the C-1 and FWW districts.

Amendments to wetland zoning districts shall be reviewed by the Wisconsin Department of Natural Resources in accordance with the following procedures:

A. The city shall transmit a notice of any change (text or map) in the C-1 or FWW districts to the Wisconsin Department of Natural Resources (DNR). Notice requirements shall be as follows:

1. A copy of every petition for a text or map change mailed within five days of filing with the city manager;

2. At least ten days prior notice of any public hearing on a C-1 or FWW zoning amendment;

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3. Notice of a city plan commission recommendation no later than ten days following the recommendation;

4. Notice of a common council decision no later than ten days following the decision.

B. No wetland in a C-1 or FWW district shall be rezoned if the rezoning may result in a significant adverse impact on storm or floodwater storage capacity; maintenance of dry season streamflow, the discharge of groundwater from the wetland to another area, or the flow of groundwater through a wetland; filtering or storage of sediments, nutrients, heavy metals, or organic compounds that would otherwise drain into navigable waters; shoreline protection against soil erosion; fish spawning; breeding, nursery or feeding grounds; wildlife; habitat; or areas of special recreational, scenic or scientific interest, including scarce wetland types.

C. If the DNR has notified the city plan commission that an amendment to the C-1 or FWW district may have a significant adverse impact upon any of the criteria listed in subsection B above, that amendment, if approved by the common council, shall contain the following provision:

"This amendment shall not take effect until more than 30 days have elapsed since written notice of the Common Council's approval of this amendment was mailed to the Department of Natural Resources. During that 30-day period, the Department of Natural Resources may notify the Common Council that it will adopt a superseding shore land ordinance for the City pursuant to Section 62.231 of the Wisconsin Statutes. If the Department does so notify the Common Council, the effect of this amendment shall be stayed until the Section 61.231 adoption procedure is completed or otherwise terminated."

(Ord. 1196 § 1(part), 1990).

19.69.070 Protests against change or amendment.

A. In the event of a protest against such district change or amendment to the regulations of this title, duly signed and acknowledged by the owners of twenty percent or more either of the areas of land included in such proposed change, or by the owners of twenty percent or more of the land immediately adjacent extending one hundred feet therefrom, or by the owners of twenty percent or more of the land directly opposite thereto extending one hundred feet from the street frontage of such opposite land, such changes or amendments shall not become effective except by the favorable vote of three-fourths of the members of the council voting on the proposed change. (See Section 66.23(7)(d)(2), Wisconsin Statutes.)

B. Protests against changes or amendments may also be filed by a petition duly signed by at least two hundred resident landowners in the city. In case of such a protest, such changes or amendments shall not become effective except by the favorable vote of three-fourths of the members of the council voting on the proposed change.

(Ord. 994 § 10.7, 1982).

Steps for Zoning Amendment

GRAPHIC LINK:Click here

Chapter 19.72 BOARD OF ZONING APPEALS

Sections:

19.72.010 Established--Purpose.
19.72.020 Membership, appointment and officers.
19.72.030 Organization--Meetings--Voting.
19.72.040 Powers and duties.
19.72.050 Application for appeal--Contents and filing time.
19.72.060 Hearing--Time and conduct.
19.72.070 Hearing--Notice to property owners.
19.72.075 Hearings--Notice to DNR.
19.72.080 Findings prerequisite to grant of variance.

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19.72.085 Wetland and floodland mapping disputes.
19.72.090 Board decisions guided by title provisions.
19.72.100 Decisions--Time limit--Additional conditions--Expiration and extensions.
19.72.110 Notice to floodland variance applicants.

19.72.010 Established--Purpose.

There is established a board of zoning appeals for the city for the purpose of hearing appeals and applications, and granting variances and exceptions to the provisions of this title in harmony with the purpose and intent of this title.
(Ord. 994 § 11.1, 1982).

19.72.020 Membership, appointment and officers.

Membership and appointment procedures for the zoning board of appeals shall be provided in Section 62.23(7)(e)2, Wisconsin Statutes, except that the city manager shall perform the duties designated as those of the mayor; the term of designations of chairman shall be one year, and the city clerk or designee shall serve as recording secretary. Members of the Common Council and/or the Plan Commission may not serve as members of the zoning board of appeals.
(Ord. 994 § 11.2, 1982).

19.72.030 Organization--Meetings--Voting.

A. The board of zoning appeals shall organize and adopt rules of procedures for its own government in accordance with the provisions of this title.
B. Meetings shall be called by the secretary on behalf of the chairman, and shall be open to the public, except as otherwise allowed under Section 19.85, Wisconsin Statutes.
C. Minutes of the proceedings and a record of all actions shall be kept by the secretary, showing the vote of each member upon each question, the reasons for the board's determination and its finding of facts. These records shall be immediately filed in the office of the board and shall be a public record.
D. The concurring vote of four members of the board shall be necessary to correct an error, grant a variance, make an interpretation, and permit a utility, temporary, unclassified or substituted use.
E. A quorum shall be four members of the board.
(Ord. 994 § 11.3, 1982).

19.72.040 Powers and duties.

The board of zoning appeals shall have the following powers:
A. Appeals. To hear or decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the zoning administrator, or by the city plan and architectural review commission in its plan review or conditional use review function;
B. Variances. To hear and grant applications for variances as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement will result in practical difficulty or unnecessary hardship, so that the spirit and purposes of this title shall be observed and the public health, safety, welfare, and justice are secured. Use variances shall not be granted;
C. Substitutions. To hear and grant applications for substitution of more restrictive nonconforming uses for existing nonconforming uses, provided no structural alterations are to be made. Whenever the board permits such a substitution, the use may not thereafter be changed without application;
D. Unclassified Uses. To hear and grant applications for unclassified and unspecified uses, where a clear determination cannot be made by the zoning administrator, provided that such uses are similar in character to the principal uses permitted in the districts;

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E. Interpretations. To hear and decide applications for interpretations of the zoning regulations and the location of the boundaries of the zoning districts after review and recommendation by the city plan commission. Pursuant to the procedure set forth in Section 19.72.085 of this chapter, the board of appeals may determine the location of disrupted floodland boundaries;

F. Assistance. The board of zoning appeals may request assistance from other municipal officers, departments, boards and commissions, or may seek outside professional opinion and pay for same, provided funds for such consultation services are made available by the city council;

G. Oaths. The chairman may administer oaths and compel the attendance of witnesses.

H. Floodplain Regulations. The board of zoning appeals has responsibilities related to the city's floodplain regulations as specified in Section 19.46.070(C) of this title.

(Ord. 1600 § 8(part), 2006: Ord. 1060 § 23, 1985).

19.72.050 Application for appeal--Contents and filing time.

A. Appeals from the decision of the zoning administrator concerning the literal enforcement of this title may be made by any person aggrieved, or by an officer, department, commission, or bureau of the city. Such appeals shall be filed with the secretary within fifteen days after the date of written notice of decision or order of the zoning administrator. Such appeals and applications shall include the following:

1. Name and address of the appellant or applicant and all abutting and opposite property owners on record, and owners within three hundred feet of the property in question;

2. Site plan as required under Chapter 19.63 of this title;

3. Additional information required by the board of zoning appeals or by other chapters in this title, such as Chapter 19.46 of this title.

B. The right to an appeals hearing shall be contingent upon applicant's prepayment or costs of publication and mailing of notices required by the ordinance codified in this title, as computed and billed by the secretary, prior to the time set for hearing.

(Ord. 1600 § 8(part), 2006: Ord. 994 § 11.5, 1982).

19.72.060 Hearing--Time and conduct.

The board of zoning appeals shall fix a reasonable time and place for the hearing, give public notice thereof at least ten days prior to the hearing by publication as a Class 2 notice, and shall give due notice to the zoning administrator and the city plan commission, and the parties specified in Section 19.72.070. At the hearing, the appellant or applicant may appear in person, by agent, or attorney.

(Ord. 994 § 11.6, 1982).

19.72.070 Hearing--Notice to property owners.

Notice of the hearing shall be given to all owners of record of properties abutting and within three hundred feet of the property that is involved in the application, and to other persons who are determined by the zoning administrator to be parties of interest. Unintentional failure to accomplish these notifications shall not invalidate the procedures.

(Ord. 994 § 11.7, 1982).

19.72.075 Hearings--Notice to DNR.

The zoning board of appeals shall transmit a copy of each application for a variance to wetland regulations in the C-1 and FWW districts or to floodland regulations Chapter 19.46 and a copy of all appeals in these districts, to the Wisconsin Department of Natural Resources (DNR) for review and comment at least ten days prior to any public hearing. Final action on the application shall not be taken for thirty days or until the DNR has made its recommendation, whichever comes first. A copy of all

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decisions relating to shoreland wetland regulation or to floodland regulations, and a copy of all decisions relating to shoreland wetland and floodland appeals, shall be transmitted to the DNR within ten days of the date of such decision.
(Ord. 1600 § 8(part), 2006: Ord. 1196 § 1(part), 1990).

19.72.080 Findings prerequisite to grant of variance.

No variance to the provisions of this title shall be granted by the board unless it finds beyond a reasonable doubt that all of the following facts and conditions exist, and so indicates in the minutes of its proceedings:

A. The particular physical surroundings, shape, or topographical conditions of the specific property involved would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out;

B. The conditions upon which the application for a variance is based would not be applicable generally to other property within the same zoning classification;

C. The purpose of the variance is not based exclusively upon a desire for economic or other material gain by the applicant or owner;

D. The hardship is not one that is self-created;

E. The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhoods;

F. The proposed variance will not have the effect of permitting a use which is not otherwise permitted in the district;

G. No variance shall be granted in a floodland district where not in compliance with Section 19.46.070(C)(4) of this title.

(Ord. 1600 § 8(part), 2006: Ord. 1060 § 24, 1985).

19.72.085 Wetland and floodland mapping disputes.

The following procedure shall be used in settling disputes of wetland and floodland boundaries:

A. Wetland Disputes. Whenever the board of appeals is asked to interpret a C-1, C-2 or FWW district boundary where an apparent discrepancy exists between the city's Final Wetland Inventory Map and actual field conditions, the city shall contact the Wisconsin Department of Natural Resources (DNR) to determine if the wetland inventory map is in error. If the DNR staff concurs that the particular area was incorrectly mapped as a wetland, the board of appeals shall direct the city plan commission to initiate appropriate action to rezone the property within a reasonable amount of time.

B. Floodland Disputes. Whenever the board of appeals is asked to interpret a floodland boundary where an apparent discrepancy exists between the federal Flood Insurance Study and actual field conditions, the procedure specified in Section 19.46.070(C)(3) of this title shall be used.

(Ord. 1600 § 8(part), 2006: Ord. 1196 § 1(part), 1990).

19.72.090 Board decisions guided by title provisions.

In deciding applications for appeals of administrative interpretations, for substitutions, and for approvals of unclassified uses, the board shall be guided by the intent of this title.

(Ord. 994 § 11.9, 1982).

19.72.100 Decisions--Time limit--Additional conditions--Expiration and extensions.

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A. The board of zoning appeals shall decide all appeals and applications within thirty days after the final hearing, and shall transmit a signed copy of the board's decision to the appellant or applicant, zoning administrator, and city plan commission.

B. Conditions may be placed upon any zoning permit ordered or authorized by this board.

C. Variances, substitutions or zoning permits acted upon by the board shall expire within six months unless substantial work has commenced pursuant to such grant. Extension may be granted by decision of the board.

(Ord. 994 § 11.10, 1982).

Steps for Appeals to Board of Zoning Appeals

GRAPHIC LINK:Click here

19.72.110 Notice to floodland variance applicants.

Applicants receiving variances in floodland districts shall be notified, in writing, by the board of appeals that increased flood insurance premiums and threat to life and property may result from the granting of the variance. The board shall keep a copy of the notification in its files.

(Ord. 1196 § 1(part), 1990).

Chapter 19.75 ADMINISTRATION AND ENFORCEMENT

Sections:

19.75.010 Introduction to Chapter 19.75.
19.75.020 Zoning administrator--Office created--Powers and duties generally.
19.75.030 Zoning administrator--Ordinance interpretation duties.
19.75.035 Public information.
19.75.040 Zoning administrator--Permit issuance duties.
19.75.050 Certificate of zoning compliance requirements.
19.75.060 Zoning administrator--Inspection of properties for compliance--City attorney duties.
19.75.070 City manager's administrative responsibilities.
19.75.080 Unlawful activities designated--Penalties--Additional remedies.

19.75.010 Introduction to Chapter 19.75.

Chapter 19.75 deals with the administrative responsibilities of the zoning administrator, recordkeeping responsibilities of the city manager, and with compliance inspection and enforcement under this title. It should be recognized that the city plan commission and the board of zoning appeals have administrative responsibilities as well, and these are prescribed elsewhere in this title.

(Ord. 994 § 12.1, 1982).

19.75.020 Zoning administrator--Office created--Powers and duties generally.

A. The office of zoning administrator is hereby created. The zoning administrator is the administrative and enforcement officer for the provisions of this Title 19.

B. The duties of the zoning administrator shall be to:

1. Issue interpretations of the zoning ordinance codified in this title, and make and maintain records thereof;
2. Issue all zoning permits and make and maintain records thereof;
3. Issue all certificates of zoning compliance, and make and maintain records thereof;
4. Conduct inspections to determine compliance with the terms of this title;
5. Record the lowest floor elevations of all structures erected, moved, altered or improved in the floodland districts;

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6. Maintain permanent and current records of activities under this title, including, but not limited to all maps, amendments, conditional use records, variance records, appeal records, and applications ~~therefor~~therefore;

7. Provide a public information program relative to all matters arising out of this title;

8. Receive, file and forward to the city clerk all applications for amendments to this title;

9. Receive, file and forward to the plan commission all applications for amendments to this title and applications for plan and architectural review;

10. Receive, file and forward to the board of zoning appeals all applications for appeals, variances or other matters on which the board of zoning appeals is required to act under this title. See also Section 19.72.050 allowing appeals to be filed with the board secretary;

11. Initiate enforcement activities, and participate in such enforcement activities in relation to existing or potential violations of this title;

12. Initiate studies of the provisions of this title, and make recommendations to the plan commission at appropriate intervals or upon request;

13. Attend meetings of the plan commission and the board of zoning appeals;

14. Perform such activities as are reasonably required to conduct the responsibilities enumerated herein, and respond to requests or directives from supervising officials of the city.

(Ord. 1060 § 26, 1985).

19.75.030 Zoning administrator--Ordinance interpretation duties.

A. A primary duty of the zoning administrator is interpretation of the ordinance codified in this title. The zoning administrator shall respond expeditiously to requests for clarification and interpretation. The administrator is encouraged to seek counsel of the city attorney in making such interpretations.

B. Informal and unwritten interpretations by the zoning administrator are not binding upon the city government, nor are those written interpretations that are expressly stated not to be binding. The zoning administrator shall have sole authority to decide when an interpretation shall be put in writing, except that the administrator shall make response to duly filed permit applications.

C. Written interpretations by the zoning administrator are binding upon the city unless they are expressly made nonbinding. The written interpretation placed on this title by the zoning administrator shall be the official city interpretation unless that interpretation is retracted or revised in writing by the zoning administrator, or until it is reversed or modified by order of the board of zoning appeals or by a court.

D. Written interpretations by the zoning administrator may be appealed to the board of zoning appeals as provided in Section 62.23(7)(e), 7, Wisconsin Statutes, and in Chapter 19.72.

(Ord. 994 § 12.3, 1982).

19.75.035 Public information.

To the fullest extent possible, the zoning administrator shall make available to the public all reports and documents concerning the city comprehensive plan and any component thereof. In addition, available information in the form of reports, bulletins, maps, and engineering data shall be readily available and widely distributed. The plan commission may set fees necessary to recover the costs of providing information to the public. Where useful, the zoning administrator, or his agent, may set marks on bridges or buildings or other markers which show the depth of the 100-year recurrence interval flood; or may set markers delineating the boundaries of wetlands.

(Ord. 1196 § 1(part), 1990).

19.75.040 Zoning administrator--Permit issuance duties.

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A. Most types of land use change that are regulated by this title require a permit to be issued before the change may be legally undertaken. (See Chapter 19.63, Plan Review.) The zoning administrator's decision whether to issue a zoning permit is an interpretation decision in which the terms of this title are applied to a projected land use as described in the permit application and accompanying documents. When a permit is issued, the city is communicating its official statement that the land use described in the permit application is deemed to be legal under this title as Title 19 stands at that time. A permit that is issued does not, by itself, vest a right to complete the land use change. Changes in law or ordinance may have the effect of cancelling city approval if these occur before the project is far enough toward consummation to have a vested right to proceed to completion. A permit that is issued applies only to the development project as it is specifically described in the application. Permits may be time-limited in their duration to allow a re-review of prevailing conditions.

B. 1. Every application for a zoning permit shall contain the information required in Section 19.63.020, on plan review application requirements. The administrator may also require evidence of compliance with other applicable laws or ordinances as a condition precedent to the issuance of a zoning permit.

2. Any permit obtained through material misrepresentation shall be null and void.

C. 1. Coincident with the issuing of a permit, the zoning administrator shall prepare a card, certifying that a permit has been issued. This card shall bear the same number as the permit and shall identify the construction and premises covered by the permit. This card shall be posted in a conspicuous place on the premises during construction and no construction shall be commenced until this card has been posted.

2. If the zoning administrator deems it appropriate, conditions may be placed on the permit. The permit card shall spell out the Title 19 requirements as applied by the zoning administrator to the development proposal. A full set of conditions shall be retained by the zoning administrator and a summary of pertinent parts shall be communicated in writing to the owner, agents and contractors.

D. When a fully completed permit application is submitted and is then denied by the zoning administrator, the denial and the reasons for the denial shall be recorded in the records of the zoning office, and this decision shall be appealable under subsection D of Section 19.75.030. Permit denials that are done without presentation of a fully completed application and the issuance of a denial on that application are not appealable.

E. Issuance of a permit is equivalent to a written interpretation decision and is appealable as provided in subsection D of Section 19.75.030.

F. Where a development requires a uniform state building permit, the zoning permit may take the form of inscription of zoning approval on the building permit and description of pertinent conditions in the file and on the permit placard.

(Ord. 994 § 12.4, 1982).

19.75.050 Certificate of zoning compliance requirements.

No building or addition thereto constructed after June 24, 1982, the effective date of this Title 19, and no addition to a previously existing building shall be occupied, and no land (except that used for garden purposes, or for public recreation purposes and without buildings or structures), which is vacant on June 24, 1982, shall be used for any purpose until a certificate of zoning compliance has been issued by the zoning administrator. No use shall be changed until the certificate of zoning compliance has been issued by the zoning administrator. The application for and processing of a request for such a certificate shall be the same as for a zoning permit. A certificate of zoning compliance shall state that the uses of the property are legal under the zoning ordinance, either by expressed terms of the ordinance, or as a matter of nonconforming usage. Conditions or qualifications may be appended.

(Ord. 994 § 12.5, 1982).

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19.75.060 Zoning administrator~~ or Neighborhood Services manager~~--Inspection of properties for zoning compliance--City attorney duties.

A. It shall be the duty of the zoning administrator to inspect or cause to be inspected all properties for which a zoning permit has been issued to determine whether the development of land use change that was the subject of the permit has occurred in full compliance with this title. The acceptance by an applicant of a zoning permit grants consent to the zoning administrator to make such inspections as are reasonably necessary to determine compliance.

B. It shall also be the duty of the zoning administrator to inspect or cause to be inspected all properties within the jurisdiction of this title for compliance with the terms of this title. Inspections may be at random, under a routine pattern, as a follow-up to permit issuance, or upon complaint or inquiry. Based on the possible violation, the zoning administrator may, or designee, ~~direct the neighborhood services manager~~ to inspect the property.

C. Where facts obtained from inspection or by other means lead the zoning administrator to conclude that a violation of this title probably exists, the zoning administrator ~~or neighborhood services manager~~ shall create an evidentiary file documenting the basis for this conclusion. After completion and review of this file, the zoning administrator ~~or neighborhood services manager~~ may take the following initial enforcement actions on his own motion:

1. Communicate in person, by letter, or telephone, with the owner, the architect, contractors, or other relevant parties, expressing the conclusion that a violation probably exists, requesting information, requesting that the parties review the compliance question, and that they communicate with the zoning administrator on this matter within a specified time appropriate to the circumstances.

2. Where the zoning administrator deems it appropriate to prevent further construction or alteration, a stop-work order may be issued by the administrator. This order shall be prominently posted on the property and mailed to relevant parties, and it shall demand that work violating this title be halted immediately and shall advise its readers and recipients to contact the zoning administrator's office.

3. Where the zoning administrator deems it appropriate, he may issue a citation for a zoning ordinance violation, under the city's citation ordinance.

4. All written communications, including stop-work orders, shall have an expressed time limit for contact with the zoning office, and shall advise that the matter will be turned over to the city attorney for legal action on that date unless the matter has been resolved.

D. Where enforcement actions described in subsection C above have not satisfied the zoning administrator that the property and its usage have been made to comply, the evidentiary file and all correspondence shall be turned over to the city attorney. The city attorney shall review the file. The attorney may require an evidentiary hearing before making a prosecutorial decision. If the file is deemed by the city attorney not to show a probable violation, the city attorney shall so indicate in an explanatory letter, and pertinent parties shall be so notified. If the city attorney does not so conclude, the attorney shall immediately issue a letter to the violating parties and other pertinent individuals establishing a specific timetable for compliance to be accomplished and specifying that legal action will be taken if compliance is not accomplished within the time period specified. If the deadline is not met, the attorney shall institute prosecution by lawsuit requesting injunctive relief or forfeiture or both. The attorney may also prosecute a nuisance action and/or may refer the matter to the district attorney for possible violation of state law or code, as the facts may indicate.

E. Formal decisions by the zoning administrator or by the city attorney on probable violations are administrative determinations made in the course of enforcing this title, and are capable of appeal to the board of zoning appeals pursuant to Section 66.23(7), Wisconsin Statutes.

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F. The city police department shall have enforcement authority concerning all of the provisions of Title 19. This shall include, but not be limited to, issuance of citations for zoning ordinance violations under the city's citation ordinance.
(Ord. 1382 § 1, 1997; Ord. 994 § 12.6, 1982).

19.75.061 Zoning administrator ~~or Neighborhood Services manager~~--Inspection of properties for occupancy compliance--City attorney duties.

A. It shall be the duty of the zoning administrator ~~or neighborhood services manager~~ to inspect properties for ~~A. It shall be the duty of the zoning administrator or neighborhood services manager to inspect properties for~~ which a complaint has been filed to determine whether the permitted occupancy is in full compliance with this title for districts R-O, R-1, R-2, ~~R-2A,~~ R-3, ~~R-3A, and R-3B~~and all overlay districts of this title. The acceptance by an applicant of a zoning permit grants consent to the ~~zoning administrator or~~ Zoning Administrator ~~neighborhood services manager~~ to make such inspections as are reasonably necessary to determine compliance.

~~B. Investigation will include address verification, and lease verification, and the need for the owner to comply with the City's rental permit program.~~

B~~C~~. Inspections may include a site visit to request a lease from the tenants. Inspections will be due to a complaint or inquiry. ~~Based on the possible violation, the zoning administrator may direct the neighborhood services manager to inspect the property.~~

C~~D~~. Where facts obtained from inspection, or by other means, lead the ~~zoning administrator or~~ Zoning ~~Administor~~Administrator~~neighborhood services manager~~ to conclude that a violation of occupancy probably exists, the zoning administrator ~~or neighborhood services manager~~ shall create an evidentiary file documenting the basis for this conclusion. After completion and review of this file, ~~the zoning administrator or~~ Zoning ~~Administor~~Administrator ~~neighborhood services manager~~ may take the following initial enforcement actions on their~~his~~ own motion:

1. Communicate in person, by letter, or telephone, with the property owner requesting information, requesting that the parties review the compliance question, and that they communicate with the zoning administrator on this matter within a specified time appropriate to the circumstances.

2. Where the Zoning ~~Administor~~Administrator ~~zoning administrator~~ deems it appropriate, he or she may issue a citation for a zoning ordinance violation, under the city's citation ordinance.

E. Formal decisions by the Zoning Administrator ~~zoning administrator~~ or by the city attorney on probable violations are administrative determinations made in the course of enforcing this title, and are capable of appeal to the board of zoning appeals pursuant to Section 66.23(7), Wisconsin Statutes.
(Ord. 1382 § 1, 1997; Ord. 994 § 12.6, 1982).

19.75.070 City manager's administrative responsibilities.

A. It shall be the duty of the city manager, or of other city officials and staff as determined by the city manager, to provide the plan commission and the board of zoning appeals with staff services to assure that all meetings are fully noticed and conducted in accordance with procedural requirements of the Wisconsin planning and zoning statute (Section 62.23(7), Wisconsin Statutes), the open meeting law and the public record law. Similarly, the city manager or delegated public official shall maintain all minutes, proceedings and records of the plan commission and board of zoning appeals in full compliance with the public record requirements of state planning and zoning law and the open meeting and public record laws of the State of Wisconsin.

B. The city manager is the appointing officer for the zoning administrator. The city manager shall not, however, dictate the outcome of interpretation or permit decisions or enforcement decisions by the

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administrator. The city manager, if affected by any decision of the zoning administrator, shall have the right to appeal the administrator's decision to the board of zoning appeals, pursuant to Section 62.23(7)(e)4, Wisconsin Statutes.

C. It shall be the duty of the city manager and zoning administrator to establish and maintain a system of records on land usage, coordinating records of permits, decisions of the plan commission and board of zoning appeals, city council, land subdivision records, city-required covenants, development conditions and contracts, etc., so as to provide city officials and citizens with reasonably full access to all the regulatory matters pertaining to particular parcels.

(Ord. 994 § 12.7, 1982).

19.75.080 Unlawful activities designated--Penalties--Additional remedies.

A. The following ~~activities~~ shall constitute violations of this title, and shall subject those responsible to penalties as listed below.

It is a violation of Title 19 to:

1. Own any property or structure that does not fully comply with the terms of this title: one hundred to three hundred dollars~~1~~. Establish or cause to be established, or allow or fail to remedy, any usage of land or premises or any structure which does not fully comply with the terms of this title, or to aid or abet in such activity: ~~Fifty~~ one hundred to three~~to two~~ hundred fifty dollars;

~~2~~3. Fail~~ure~~ to request and obtain a zoning permit for a land use or a land use change that requires such a permit under this title: ~~Fifty~~ one hundred to three hundred ~~to two hundred fifty~~ dollars; ~~(Double permit fees if a permit is subsequently requested.)~~ In cases where a permit is subsequently requested, the standard permit fee shall be doubled;

~~3~~4. Fail to comply with a stop-work order duly issued by the zoning administrator: Two hundred fifty to four hundred dollars.

B. Each day of a ~~known~~ violation shall constitute a separate offense.

C. In addition to the remedies specified above, adjacent or neighboring property owners may institute appropriate actions or proceedings to prevent, enjoin, abate, remove or correct structural or land use activities that are or will be in violation of this title, or to prevent or abate activities or conditions that constitute nuisances.

D. In addition to any other penalties or remedies available, the city or any landowner within three hundred feet of the property, may maintain an action for injunctive relief to restrain any violation of the density and use limitations set forth in Section 19.09.520 and/or to enforce compliance with Section 19.09.520, upon a showing that a person has engaged in, or is about to engage in, an act or practice constituting a violation of that section.

(Ord. 994 § 12.8, 1982).

(Ord. No. 1695A, 8-5-2008)

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ZONING MAP
DISTRICT AMENDMENTS

CITY OF WHITEWATER
WISCONSIN

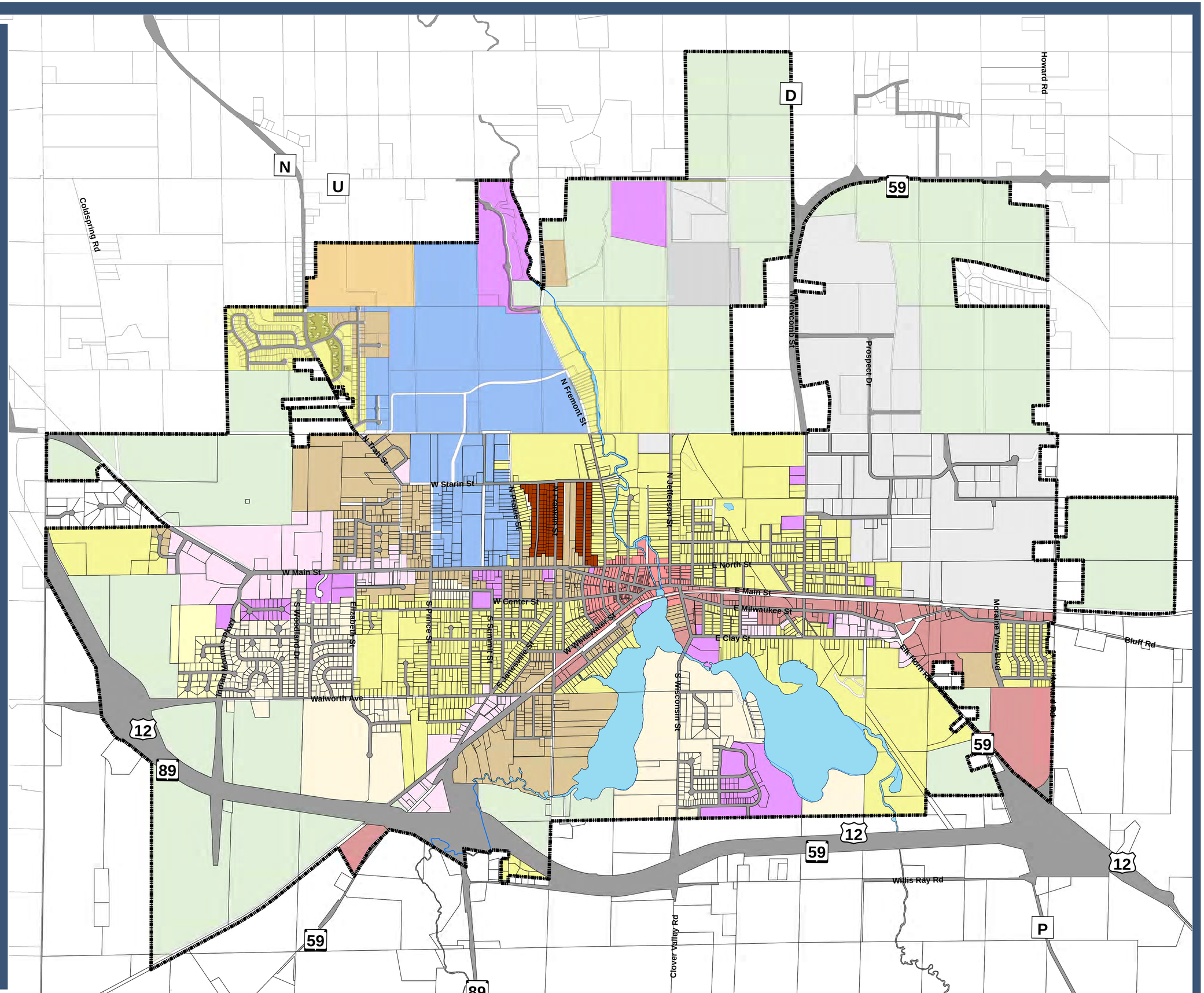
- R-O
- AT
- B-1
- B-2
- B-3
- I
- M-1
- M-2
- PCD
- R-1
- R-1x
- R-2
- R-3
- R-4

N

0 750 1,500 3,000
Feet

1 in = 1,200 ft

GRAEF



Proj. Number: 2011-1008.00 Source: City of Whitewater; GRAEF

ZONING MAP

OVERLAY PERMISSION AREA MAP

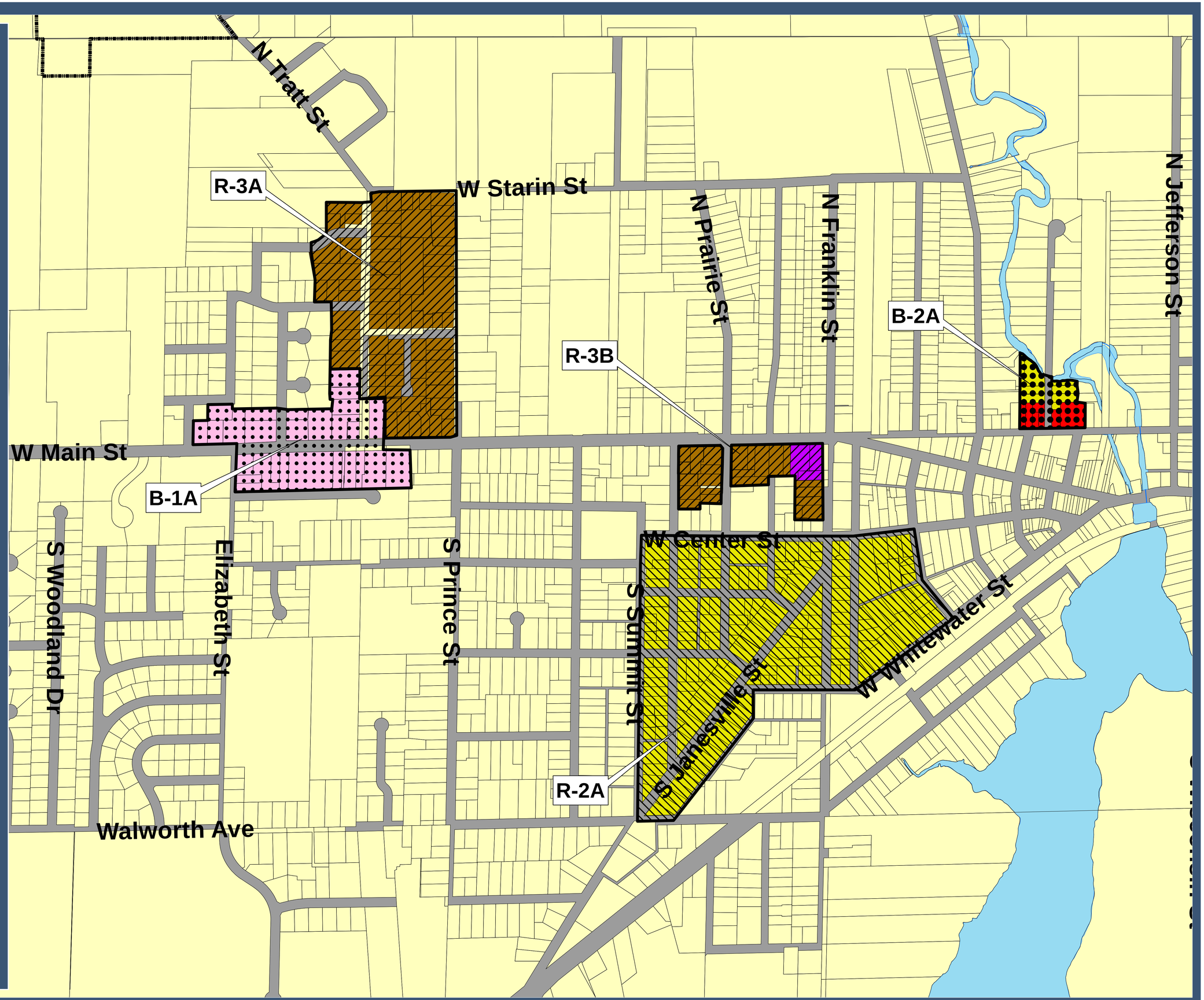
CITY OF WHITEWATER
WISCONSIN

OVERLAY PERMISSION AREAS

- Proposed B-1 Overlay
- Proposed B-2 Overlay
- Proposed R-2 Overlay
- Proposed R-3 Overlay

ZONING UNDERLYING OVERLAY PERMISSION AREAS

- B-1
- B-2
- PCD
- R-2
- R-3



N

0 250 500 1,000
Feet

1 in = 400 ft

GRAEF

Proj. Number: 2011-1008.00 Source: City of Whitewater; GRAEF