

STATE OF WISCONSIN

TOWN OF EAGLE

WAUKESHA COUNTY

ORDINANCE 2018-06

AN ORDINANCE TO AMEND VARIOUS SECTIONS OF THE ZONING REGULATIONS RELATING TO CONDITIONAL USES AND RELATED MATTERS

WHEREAS, the Town Board for the Town of Eagle adopted a zoning code for the Town of Eagle in 1990 and has amended it from time to time since then; and

WHEREAS, the Plan Commission for the Town of Eagle prepared a recommended ordinance to revise various sections of the adopted zoning code with regard to conditional uses and related matters; and

WHEREAS, the proposed revisions to Exhibit 7-1 in the zoning code are meant to allow the Town time to further review the appropriateness of conditional uses and to develop appropriate development standards; and

WHEREAS, the Town Clerk for the Town of Eagle has (1) referred the matter to the Plan Commission, (2) notified the Waukesha County Park and Planning Commission of the proposed amendment, and (3) published a class II public hearing notice; and

WHEREAS, the Plan Commission has conducted the necessary investigation, and scheduled a joint public hearing for the Plan Commission and the Town Board; and

WHEREAS, upon due notice the Town Board and the Plan Commission conducted a joint public hearing on September 6, 2018; and

WHEREAS, within a reasonable time after the hearing, the Plan Commission has reported its recommendation to the Town Board; and

WHEREAS, the Town Board concurs with the Plan Commission's recommendation; and

WHEREAS, the Town Board for the Town of Eagle, after carefully reviewing the recommendation of the Plan Commission and having given the matter due consideration, having determined that all procedural requirements and notice requirements have been satisfied, and having based its determination on the effect of the adoption of the ordinance on the health, safety and welfare of the community and the preservation and enhancement of property values in the community, and having given due consideration to the municipal problems involved hereby determine that the ordinance amendment will serve the public health, safety and general welfare of the Town of Eagle, will enhance property values in the Town and will not be hazardous, harmful, noxious, offensive or a nuisance, and will not unduly limit or restrict the use of property in the Town or for any other reason cause a substantial adverse effect on the property values and general desirability of the Town.

NOW, THEREFORE, the Town Board for the Town of Eagle, Waukesha County, does hereby ordain as follows:

**Section 1.** Exhibit 7-1 of the Town of Eagle zoning code is repealed and recreated to read as set forth in Attachment A.

**Section 2.** The following sections are repealed and created to read as "Reserved":

1. Section 500.694,
2. Section 500.672,
3. Section 500.673,
4. Section 500.801,
5. Section 500.845, and
6. Section 500.846.

**Section 3.** The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

**Section 4.** The Town of Eagle Town Clerk is directed to send three signed copies of this ordinance to the Waukesha County Clerk for approval of the Waukesha County Board of Supervisors.

**Section 5.** This ordinance shall take effect immediately upon passage and posting or publication as provided by law following approval by the Waukesha County Board of Supervisors.

Adopted this 6th day of September 2018

TOWN OF EAGLE



Bob Kwiatkowski, Town Chairman

ATTEST:



Lynn Pepper, Town Clerk

Published and posted this \_\_\_ day of \_\_\_\_\_ 2018

1	Agriculture	Special Standards	Type of Review	Base Zoning District											
				P-1	Q-1	C-1	UC	AP	RR	R-1	B-1	B-2	B-4	M-1	M-2
1.01	Agriculture, crop [14]	500.631	-	-	-	P	-	P	P	P	-	-	P	P	P
1.02	Agriculture, 35 acres or less	500.632	-	-	-	-	P	-	P	-	-	-	-	-	-
1.02	Agriculture, more than 35 acres	500.633	ZP	-	-	-	P	-	P	-	-	-	-	-	-
1.02	Agriculture, general	500.634	-	-	-	-	-	P	-	-	-	-	-	-	-
1.03	Agriculture, intensive	500.635	-	-	-	-	-	C	-	-	-	-	-	-	-
1.04	Agriculture related use	500.636	ZP	-	-	-	-	C	-	-	-	-	-	P	C
1.05	Greenhouse	500.637	ZP	-	-	-	-	C	-	-	-	-	P	P	P
<b>2 Agri-Tourism</b>															
2.01	Agro-ecology center	500.641	BP,SP,PO	-	-	-	-	C	-	-	-	-	-	-	-
2.02	Bird hunting preserve	500.642	BP,SP,PO	-	C	C	-	C	-	-	-	-	-	-	-
2.03	Craft brewery, winery, or distillery	500.643	BP,SP,PO	-	-	-	-	-	-	-	-	-	-	-	-
2.04	Farm education	500.644	BP,SP,PO	-	-	-	-	C	-	-	-	-	-	-	-
2.05	Farm recreation	500.645	BP,SP,PO	-	-	-	-	C	-	-	-	-	-	-	-
2.06	Farm restaurant	500.646	BP,SP,PO	-	-	-	-	C	-	-	-	-	-	-	-
2.07	Farm store	500.647	BP,SP,PO	-	-	-	-	C	-	-	-	-	-	-	-
2.08	Fee fishing	500.648	SP,PO	-	C	-	-	C	-	-	-	-	-	-	-
2.09	Petting farm	500.649	BP,SP,PO	-	-	-	-	C	-	-	-	-	-	-	-
2.10	U-Cut Christmas tree operation	500.650	SP,PO	-	-	-	-	C	-	-	-	-	-	-	-
2.11	U-Pick operation	500.651	SP,PO	-	-	-	-	C	-	-	-	-	-	-	-
<b>3 Resource-Based Uses</b>															
3.01	Dam [15]	500.661	SP,PO	C	-	-	-	-	-	-	-	-	-	-	-
3.02	Forestry	500.662	-	P	P	P	P	P	P	P	P	P	P	P	P
3.03	Nonmetallic mine [15]	500.663	SP,PO	-	C	-	-	C	-	-	-	-	-	-	-
<b>4 Residential [4]</b>															
4.01	Mixed-use housing	500.671	BP,SP	-	-	-	-	-	-	-	C	P	-	-	-
4.02	Reserved	500.672	-	-	-	-	-	-	-	-	-	-	-	-	-
4.03	Reserved	500.673	-	-	-	-	-	-	-	-	-	-	-	-	-
4.04	Single-family dwelling [15]	500.674	ZP[13]	-	-	-	P	P	P	P	-	-	-	-	-
<b>5 Special Care Facilities</b>															
5.01	Adult family home	500.681	ZP[13]	-	-	-	P	P	P	P	-	-	-	-	-
5.02	Community living arrangement, 8 or fewer residents [1]	500.682	ZP[13]	-	-	-	P	P	P	P	-	-	-	-	-
5.02	Community living arrangement, 9–15 residents [1]	500.682	BP,SP,PO	-	-	-	-	-	-	P	-	-	-	-	-
5.03	Foster home and treatment foster home [2]	500.683	ZP[13]	-	-	-	P	P	P	P	-	-	-	-	-
5.04	Group day care center [3]	500.684	BP,SP,PO	P	-	-	-	-	-	-	C	C	P	C	-
5.05	Hospice care center	500.685	BP,SP	P	-	-	-	-	-	-	C	C	P	C	-
5.06	Nursing home	500.686	BP,SP	P	-	-	-	-	-	-	C	C	P	C	-
5.07	Retirement home	500.687	BP,SP	P	-	-	-	-	-	-	C	C	P	C	-
<b>6 Group Accommodations [5]</b>															
6.01	Campground	500.691	BP,SP,PO	P	-	-	-	-	-	-	-	-	-	-	-
6.02	Group recreation camp	500.692	BP,SP,PO	P	-	-	-	-	-	-	-	-	-	-	-
6.03	Overnight lodging	500.693	BP,SP	-	-	-	-	-	-	-	-	-	P	-	-
6.04	Reserved	500.694	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>7 Food and Beverage Sales</b>															
7.01	Brewpub	500.701	BP,SP,PO	-	-	-	-	-	-	-	C	P	P	C	-
7.02	Restaurant	500.702	BP,SP,PO	-	-	-	-	-	-	-	C	P	P	C	-
7.03	Tavern	500.703	BP,SP,PO	-	-	-	-	-	-	-	C	P	P	C	-

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8	Vehicle Rental, Sales, and Service	Special Standards	Type of Review	Base Zoning District													
				P-1	Q-1	C-1	UC	AP	RR	R-1	B-1	B-2	B-4	M-1	M-2		
8.01	Vehicle fuel station	500.711	BP,SP,PO	-	-	-	-	-	-	-	-	C	C	C	C		
8.02	Vehicle repair shop	500.712	BP,SP,PO	-	-	-	-	-	-	-	-	C	P	P	P		
8.03	Vehicle sales and rental	500.713	BP,SP,PO	-	-	-	-	-	-	-	-	-	P	P	-		
8.04	Vehicle service shop	500.714	BP,SP,PO	-	-	-	-	-	-	-	-	C	P	P	P		
<b>9 General Sales</b>																	
9.01	Convenience retail sales	500.721	BP,SP,PO	-	-	-	-	-	-	-	-	P	P	P	C	-	
9.02	General retail sales	500.722	BP,SP,PO	-	-	-	-	-	-	-	-	P	P	P	C	-	
9.03	General retail sales, large format	500.723	BP,SP,PO	-	-	-	-	-	-	-	-	-	C	C	-	-	
9.04	Outdoor sales	500.724	BP,SP,PO	-	-	-	-	-	-	-	-	-	P	C	-	-	
<b>10 General Services</b>																	
10.01	Administrative services	500.731	BP,SP,PO	-	-	-	-	-	-	-	-	C	P	P	P	-	
10.02	Adult-oriented establishment	500.732	BP,SP,PO	-	P	-	-	-	-	-	-	-	-	-	P	P	
10.03	Body-piercing establishment	500.733	BP,SP,PO	-	-	-	-	-	-	-	-	C	C	C	C	-	
10.04	Commercial kennel	500.734	BP,SP,PO	-	-	-	-	-	-	-	-	C	P	P	P	P	
10.05	Commercial stable	500.735	BP,SP,PO	-	-	-	-	C	C	-	-	-	-	-	-	-	
10.06	Equipment rental	500.736	BP,SP,PO	-	-	-	-	-	-	-	-	C	P	P	P	-	
10.07	Financial services	500.737	BP,SP,PO	-	-	-	-	-	-	-	-	P	P	P	P	-	
10.08	Funeral home	500.738	BP,SP,PO	-	-	-	-	-	-	-	-	C	C	P	C	-	
10.09	General repair	500.739	BP,SP,PO	-	-	-	-	-	-	-	-	P	P	P	P	-	
10.10	General services	500.740	BP,SP,PO	-	-	-	-	-	-	-	-	C	P	P	P	-	
10.11	Health care clinic	500.741	BP,SP,PO	-	-	-	-	-	-	-	-	C	P	P	C	-	
10.12	Health care center	500.742	BP,SP,PO	P	-	-	-	-	-	-	-	-	-	P	C	-	
10.13	Instructional services	500.743	BP,SP,PO	-	-	-	-	-	-	-	-	C	P	P	P	-	
10.14	Landscape business	500.744	BP,SP,PO	-	-	-	-	-	-	-	-	C	P	P	P	-	
10.15	Professional services	500.745	BP,SP,PO	-	-	-	-	-	-	-	-	P	P	P	P	-	
10.16	Tattoo establishment	500.746	BP,SP,PO	-	-	-	-	-	-	-	-	C	C	C	C	-	
10.17	Veterinary clinic	500.747	BP,SP,PO	-	-	-	-	C	-	-	-	C	C	P	P	P	
<b>11 Recreation and Entertainment</b>																	
11.01	Driving range	500.751	BP,SP,PO	C	C	-	-	-	-	-	-	-	C	C	C	C	-
11.02	Golf course	500.752	BP,SP,PO	C	-	-	-	-	-	-	-	-	C	C	C	C	-
11.03	Indoor entertainment	500.753	BP,SP,PO	-	-	-	-	-	-	-	-	-	P	P	P	P	-
11.04	Indoor recreation	500.754	BP,SP,PO	-	-	-	-	-	-	-	-	-	P	P	P	P	-
11.05	Outdoor entertainment	500.755	BP,SP,PO	C	-	-	-	-	-	-	-	-	-	-	-	-	-
11.06	Outdoor recreation	500.756	BP,SP,PO	C	-	-	-	-	-	-	-	-	-	-	-	-	-
11.07	Outdoor shooting range	500.757	BP,SP,PO	P	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>12 Government and Community Services</b>																	
12.01	Administrative government center	500.761	BP,SP,PO	P	-	-	-	C	-	-	-	C	P	P	C	C	-
12.02	Cemetery	500.762	BP,SP,PO	P	-	-	-	-	-	-	-	-	-	-	-	-	-
12.03	Civic use facility	500.763	BP,SP,PO	P	-	-	-	-	-	-	-	-	-	C	C	C	-
12.04	Community center	500.764	BP,SP,PO	P	-	-	-	C	-	-	-	C	P	P	P	P	-
12.05	Community cultural facility	500.765	BP,SP,PO	P	-	-	-	-	-	-	-	C	P	P	P	P	-
12.06	Educational facility, pre-K through 12	500.766	BP,SP,PO	P	-	-	-	-	-	-	-	-	C	C	C	C	-
12.07	Educational facility, post-secondary	500.767	BP,SP,PO	P	-	-	-	-	-	-	-	-	C	C	C	C	-
12.08	Maintenance garage	500.768	BP,SP,PO	P	-	-	-	-	-	-	-	-	-	C	P	P	-
12.09	Park	500.769	BP,SP,PO	P	-	-	-	-	-	-	-	-	-	-	-	-	-
12.10	Public safety facility	500.770	BP,SP,PO	P	-	-	-	-	-	-	-	-	P	P	P	C	-
12.11	Recreation trail	500.771	-	P	-	C	C	C	C	C	C	C	C	C	C	-	-
12.12	Worship facility	500.772	BP,SP,PO	P	-	-	-	C	C	-	-	C	C	P	P	P	-

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	Special Standards	Type of Review	Base Zoning District														
			P-1	Q-1	C-1	UC	AP	RR	R-1	B-1	B-2	B-4	M-1	M-2			
<b>13 Telecommunications and Utilities [6]</b>																	
13.01	Radio broadcast facility	500.781	BP,SP,PO	C	C	-	-	C	-	-	C	C	C	C	C	C	C
13.02	Solar power plant	500.782	SP,PO	C	C	-	-	C	-	-	-	C	C	C	C	C	C
13.03	Stormwater management facility	500.783	-	P	P	C	C	C	P	P	P	P	P	P	P	P	P
13.04	Telecommunication collocation, class 1	500.784	ZP	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT
13.05	Telecommunication collocation, class 2	500.785	ZP	P	P	P	P	P	P	P	P	P	P	P	P	P	P
13.06	Telecommunication tower	500.786	ZP	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT
13.07	Utility installation, major	500.787	SP,PO	C	C	-	-	C	-	-	-	C	C	P	P		
13.08	Utility installation, minor	500.788	ZP	P	P	C	C	P	P	P	P	P	P	P	P	P	P
13.09	Utility maintenance yard	500.789	BP,SP,PO	P	C	-	-	-	-	-	-	-	C	P	P		
<b>14 Transportation</b>																	
14.01	Reserved	500.801	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
14.02	Bus storage facility	500.802	BP,SP,PO	C	-	-	-	-	-	-	-	C	C	P	P		
14.03	Park-and-ride lot	500.803	SP,PO	P	-	-	-	-	-	-	C	P	P	P	P		
14.04	Railroad line	500.804	-	P	P	P	C	C	P	P	P	P	P	P	P	P	P
14.05	Street	500.805	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>15 General Storage</b>																	
15.01	Boat yard	500.811	BP,SP,PO	-	C	-	-	-	-	-	-	-	C	C	C		
15.02	Bulk fuel storage	500.812	BP,SP,PO	-	-	-	-	-	-	-	-	-	C	P	P		
15.03	Personal storage facility	500.813	BP,SP,PO	-	-	-	-	-	-	-	-	-	C	P	P		
15.04	Truck terminal	500.814	BP,SP,PO	-	-	-	-	-	-	-	-	-	C	P	P		
15.05	Warehouse	500.815	BP,SP,PO	-	-	-	-	-	-	-	-	-	C	P	P		
<b>16 Industrial and Manufacturing</b>																	
16.01	Artisan shop	500.821	BP,SP,PO	-	-	-	-	-	-	-	P	P	P	P	P	C	
16.02	Construction equipment repair	500.822	BP,SP,PO	-	-	-	-	-	-	-	-	-	C	P	P		
16.03	Construction equipment sales and service	500.823	BP,SP,PO	-	-	-	-	-	-	-	-	-	C	P	P		
16.04	Contractor yard	500.824	BP,SP,PO	-	-	-	-	-	-	-	-	-	C	P	P		
16.05	Industrial, heavy	500.825	SP,PO	-	-	-	-	-	-	-	-	-	-	-	-	C	
16.06	Industrial, light	500.826	BP,SP,PO	-	-	-	-	-	-	-	-	-	C	P	P		
<b>17 Solid Waste</b>																	
17.01	Composting facility	500.831	BP,SP,PO	C	C	-	-	-	-	-	-	-	C	C	P		
17.02	Recycling center	500.832	BP,SP,PO	C	-	-	-	-	-	-	-	-	-	C	P		
17.03	Solid waste transfer station	500.833	BP,SP,PO	C	-	-	-	-	-	-	-	-	-	C	P		
<b>18 Accessory Uses</b>																	
18.01	Adult family home [7]	500.841	ZP	-	-	-	P	P	P	P	P	P	-	-	-		
18.02	Amateur radio and/or citizens band antenna [7]	500.842	ZP	-	-	-	P	P	P	P	P	P	P	P	P		
18.03	Backyard chickens	500.843	-	-	-	-	P	P	P	P	-	-	-	P	P		
18.04	Bed and breakfast [7,13]	500.844	SP,PO	-	-	-	-	C	C	-	-	-	-	-	-		
18.05	Reserved	500.845	-	-	-	-	-	-	-	-	-	-	-	-	-		
18.06	Reserved	500.846	-	-	-	-	-	-	-	-	-	-	-	-	-		
18.07	Exterior communication device	500.847	-	P	P	-	P	P	P	P	P	P	P	P	P		
18.08	Family day care home [7,13]	500.848	ZP	-	-	-	P	P	P	P	P	P	-	-	-		
18.09	Farm building for non-farm storage	500.849	BP,SP,PO	-	-	-	-	C	C	-	-	-	-	-	-		
18.10	Farm residence	500.850	ZP	-	-	-	-	P	P	-	-	-	-	-	-		
18.11	Fence	500.851	-	P	P	P	P	P	P	P	P	P	P	P	P		
18.12	Foster home and treatment foster home [7]	500.852	ZP	-	-	-	P	P	P	P	P	P	-	-	-		
18.13	Garage, nonresidential [10]	500.853	ZP	P	-	-	-	-	-	-	P	P	P	P	P		
18.14	Garage, residential [7,13]	500.854	ZP	-	-	-	P	P	P	P	P	P	-	-	-		
18.15	Greenhouse [7,11,13]	500.855	ZP	P	-	-	P	P	P	P	-	-	-	-	-		
18.16	Home occupation [7,13]	500.856	SP,PO	-	-	-	C	C	C	C	C	C	-	-	-		
18.17	Hot tub [7]	500.857	ZP	-	-	-	P	P	P	P	P	P	-	-	-		
18.18	Household livestock [7,13]	500.858	ZP	-	-	-	P	P	P	P	-	-	-	-	-		

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18	Accessory Uses	Special Standards	Type of Review	Base Zoning District											
				P-1	Q-1	C-1	UC	AP	RR	R-1	B-1	B-2	B-4	M-1	M-2
18.19	In-law dwelling unit [7,13]	500.859	BP,SP	-	-	-	P	P	P	P	-	-	-	-	-
18.20	Kennel, hobby [7,13]	500.860	SP,PO	-	-	-	C	C	C	-	-	-	-	-	-
18.21	Kennel, private [7]	500.861	-	-	-	-	P	P	P	P	P	P	-	-	-
18.22	Light industrial use incidental to sales/service	500.862	SP,PO	-	-	-	-	-	-	-	-	C	P	P	-
18.23	Outdoor food and beverage service	500.863	SP,PO	-	-	-	-	-	-	-	C	C	P	C	-
18.24	Play structure [8]	500.864	-	-	-	-	P	P	P	P	P	P	P	P	-
18.25	Pond	500.865	ZP	TC	TC	TC	TC	TC	TC	TC	TC	TC	TC	TC	TC
18.26	Retaining wall, major	500.866	ZP	TC	TC	TC	TC	TC	TC	TC	TC	TC	TC	TC	TC
18.27	Retaining wall, minor	500.867	-	P	P	P	P	P	P	P	P	P	P	P	P
18.28	Rural accessory building [7]	500.868	-	P	-	-	-	-	P	P	-	-	-	-	-
18.29	Sales incidental to industrial use	500.869	SP,PO	-	-	-	-	-	-	-	-	-	P	P	C
18.30	Service window, drive-up	500.870	SP,PO	-	-	-	-	-	-	-	C	C	P	C	-
18.31	Service window, walk-up	500.871	SP,PO	-	-	-	-	-	-	-	C	C	P	C	-
18.32	Solar energy system, building-mounted	500.872	ZP	P	P	-	P	P	P	P	P	P	P	P	P
18.33	Solar energy system, free-standing	500.873	SP	P	P	-	P	P	P	P	P	P	P	P	P
18.34	Storage container	500.874	SP	-	-	-	-	-	-	-	C	C	C	C	C
18.35	Swimming pool [7,13]	500.875	ZP	-	-	-	P	P	P	P	P	P	-	-	-
18.36	Utility cabinet	500.876	ZP	P	P	P	P	P	P	P	P	P	P	P	P
18.37	Work/live dwelling unit	500.877	SP	-	-	-	-	-	-	-	C	C	C	-	-
18.38	Yard shed [7]	500.878	ZP [11]	P	-	-	P	P	P	P	P	P	P	P	P
19	Temporary Uses														
19.01	Earth materials stockpile	500.891	SP,PO	P	P	-	-	C	-	-	-	-	C	C	C
19.02	Farmers market	500.892	SP,PO	P	-	-	-	C	-	-	-	C	C	C	-
19.03	Farmstand, off-site	500.893	ZP	-	-	-	-	C	-	-	P	P	P	P	P
19.04	Farmstand, on-site [13]	500.894	ZP	-	-	-	P	P	P	C	C	-	-	-	-
19.05	Model home	500.895	ZP	-	-	-	P	-	P	P	-	-	-	-	-
19.06	Off-site construction yard	500.896	SP,PO	C	C	-	-	-	-	-	-	-	C	C	C
19.07	On-site construction office	500.897	SP,PO,ZP	-	-	-	-	-	P	P	P	P	P	P	P
19.08	On-site construction yard	500.898	SP,PO,ZP	-	-	-	-	-	P	P	P	P	P	P	P
19.09	Party tent	500.899	-	-	-	-	P	P	P	P	-	-	-	-	-
19.10	Portable storage container	500.900	-	P	-	-	P	P	P	P	P	P	P	P	P
19.11	Relocatable building	500.901	BP,SP,PO	C	-	-	-	-	-	-	C	C	C	-	-
19.12	Seasonal product sales	500.902	ZP	C	-	-	-	C	-	-	C	P	P	C	-
19.13	Special event	500.903	SP,PO	C	-	-	-	-	-	-	-	-	-	-	-
19.14	Wind test tower	500.904	ZP	P	P	P	P	P	P	P	P	P	P	P	P
19.15	Yard sale	500.905	-	P	-	-	P	P	P	P	P	P	P	-	-

**Zoning Districts:**

P-1 Public; Q-1 Quarry; C-1 Conservancy; UC Upland Conservancy; AP Agricultural Land Preservation; RR Rural Residential; R-1 Residential; B-1 Neighborhood Business; B-2 Local Business; B-4 Mixed Business; M-1 Limited Industrial; M-2 General Industrial

**Key for Land Uses:**

"P" indicates that the use is permitted in the zoning district by right, provided that all other provisions of this chapter are met. These uses generally do not undergo public review, but are reviewed at the administrative level to ensure compliance.

"C" indicates that the use is permitted in the zoning district as a conditional use provided that all other provisions of this chapter are met.

"WT" indicates that the use is subject to the special review standards and procedures for wireless telecommunication facilities.

"TC" indicates that the use is subject to the special review procedures for a change in topography.

"-" indicates that the use is not permitted in the zoning district.

**Key for Type of Review:**

"ZP" indicates a zoning permit is required.

"BP" indicates a building plan is required.

"SP" indicates a site plan is required.

"PO" indicates a plan of operation is required.

When a use is allowed as a conditional use, the reviewing authority may require submission and approval of a building plan, site plan, and/or plan of operation.

**Notes:**

1. See s. 500.537 for special provisions that may apply.
2. See s. 500.538 for special provisions that may apply.
3. A family day care home (4-8 children) is an accessory use and is therefore listed in Series 18 (Accessory Uses).
4. Also see Series 18 for work/live dwelling units and in-law dwelling units which are accessory to a principal use.

5. A bed and breakfast is an accessory use and is therefore listed in Series 18 (Accessory Uses).
6. An amateur radio and/or citizen band antenna is an accessory use and is therefore listed in Series 18 (Accessory Uses).
7. This use may only occur with a principal residential use.
8. This use may only occur with a principal residential use or with a group day care center.
9. Reserved
10. In addition to the zoning districts listed, this use may occur with a governmental or institutional use (e.g., school or church) as a permitted use.
11. A zoning permit is not required if the floor area of the building is 150 square feet or less.
12. In addition to the zoning districts listed, this use may occur with a public park as a permitted use or with a governmental or institutional use (e.g., church, library or school) as a conditional use.
13. When located in the UC district, this use is subject to the site plan procedures and requirements in article 6.
14. When located in the C-1 district, this use may only occur on previously farmed land.
15. When located in the AP district, this use must comply with s. 500.552(G)

**Note:** Planned unit development (PUD) districts are regulated in Article 6 of the zoning code.