

**CITY OF OCONOMOWOC ZONING ORDINANCE
TABLE OF CONTENTS—Detailed Listing**

SUBCHAPTER 17-0: INTRODUCTION AND DEFINITIONS

17.001:	Title	1
17.002:	Authority	1
17.003:	Legislative Intent	1
17.004:	Rationale and the Appearance of Ordinance Text	1
17.005:	Purpose	2
17.006:	Separability and Non-Liability	2
17.007:	Abrogation	3
17.008:	Application	3
17.009:	Jurisdiction	4
17.010:	Re-enactment and Repeal	4
17.011:	Effective Date	4
17.031:	Introduction to Word Usage, Abbreviations and Definitions	5
17.032:	Word Usage	5
17.033:	Abbreviations	6
17.034:	Definitions	7

SUBCHAPTER 17-1: ESTABLISHMENT OF ZONING DISTRICTS

17.101:	Purpose	31
17.102:	Standard Zoning Districts and Standard Zoning District Categories ...	31
17.103:	Map of Standard Zoning Districts	32
17.104:	Interpretation of Zoning District Boundaries	32
17.105:	Purpose and Intent of Standard Zoning Districts	32
(1)	Agricultural District	
(a)	Rural Agricultural (RA-35ac) District	33
(2)	Residential Districts	
(a)	Countryside Residential (CR-5ac) District	37
(b)	Estate Residential (ER-1) District	41
(c)	Suburban Residential (SR-3) District	45
(d)	Suburban Residential (SR-4) District	49
(e)	Mixed Residential (MR-6) District	53
(f)	Urban Residential (UR-10) District	58
(g)	Isthmus Residential—Multi-Family (IRM) District	63
(h)	Isthmus Residential—Single-Family (IRS) District	67.1
(3)	Nonresidential Districts	
(a)	Estate Office (EO) District	68
(b)	Suburban Office (SO) District	73
(c)	Neighborhood Commercial (NC) District	77
(d)	Suburban Commercial (SC) District	80
(e)	Urban Commercial (UC) District	84
(f)	Central Commercial (CC) District	88
(g)	Suburban Industrial (SI) District	92
(h)	Urban Industrial (UI) District	94
(i)	Heavy Industrial (HI) District	98

	(j) Institutional and Public (IP) District	100
17.106:	Natural Resource Protection Overlay Zoning District	101.1
17.107:	Map of Natural Resource Protection Overlay Zoning District.....	101.1
17.108:	Downtown Design Overlay Zoning District	102
17.109:	Historic Neighborhood Design Overlay Zoning District.....	102
17.110:	Entry Corridor Design Overlay Zoning District.....	102
17.111:	Community Gateway Design Overlay Zoning District.....	102
17.112:	Planned Development Overlay Zoning District	103
17.113:	Neighborhood Conservation Overlay Zoning District.....	103.7
17.114:	Traditional Neighborhood Design (IND) Overlay Zoning District.....	103.8
17.115:	Downtown Redevelopment (DR) Overlay Zoning District	103.14

SUBCHAPTER 17-2: LAND USE REGULATIONS

17.201:	Purpose	104
17.202:	Interpretation of Land Use Tables	104
17.203:	Table of Land Uses	105
	Table 17.203(1): Dwelling Unit Types.....	106
	Table 17.203(2): Agricultural Land Uses.....	107
	Table 17.203(3): Institutional Land Uses.....	107
	Table 17.203(4): Commercial Land Uses	108
	Table 17.203(5): Storage or Disposal Land Uses	109
	Table 17.203(6): Transportation Land Uses.....	109
	Table 17.203(7): Industrial Land Uses.....	109
	Table 17.203(8): Accessory Land Uses.....	110
	Table 17.203(9): Temporary Land Uses	111
17.204:	Table of Land Uses Permitted in Permanently Protected Green Space Areas.....	111
	Table 17.204: Table of Permanently Protected Green Space	112
17.205:	Regulations Applicable to All Uses.....	113
17.206:	Detailed Land Use Descriptions and Regulations	115
	(1) Residential Land Uses (Development Options).....	115
	(a) Conventional Residential Development	115
	(b) Equestrian Residential Development.....	115
	(c) Cluster Residential Development	116
	(d) Institutional Residential Development	116
	(e) Mobile Home Residential Development	117
	(f) Mobile Home Park Residential Development.....	117
	(g) Note Regarding Green Space and Maximum Density Yield....	118
	(2) Agricultural Land Uses	118
	(a) Cultivation	118
	(b) Husbandry.....	118
	(c) Intensive Agriculture.....	119
	(d) Agriculture Service.....	119
	(e) On-Site Agricultural Retail	120
	(f) Selective Cutting.....	120
	(g) Clear Cutting.....	121

(3) Institutional Land Uses	122
(a) Passive Outdoor Public Recreational	122
(b) Active Outdoor Public Recreational	122
(c) Indoor Institutional	123
(d) Outdoor Institutional	123
(e) Public Service and Utilities	124
(f) Institutional Residential	125
(g) Community Living Arrangement (1—8 residents)	125
(h) Community Living Arrangement (9—15 residents)	126
(i) Community Living Arrangement (16 + residents)	126
(4) Commercial Land Uses	126.1
(a) Office	126.1
(b) Personal or Professional Services	126.1
(c) Indoor Sales or Service	126.1
(d) Outdoor Display	127
(e) Indoor Maintenance Service	128
(f) Outdoor Maintenance Service	128
(g) In-Vehicle Sales or Service	128
(h) Indoor Commercial Entertainment	129
(i) Outdoor Commercial Entertainment	130
(j) Commercial Animal Boarding	130
(k) Commercial Indoor Lodging	131
(l) Bed and Breakfast Establishment	132
(m) Group Day Care Center (9 or more children)	133
(n) Campground	134
(o) Boarding House	134
(p) Sexually-Oriented Land Uses	135
(q) Large Scale Development	135.1
(5) Storage or Disposal Land Uses	135.3
(a) Indoor Storage or Wholesaling	135.3
(b) Outdoor Storage or Wholesaling	136
(c) Personal Storage Facility	137
(d) Junkyard or Salvage Yard	137
(e) Waste Disposal Facility	138
(f) Composting Operation	138
(6) Transportation Land Uses	139
(a) Off-Site Parking Lot	139
(b) Airport or Heliport	139
(c) Freight Terminal	139
(d) Distribution Center	140
(7) Industrial Land Uses	140
(a) Light Industrial Land Use	140
(b) Heavy Industrial Land Use	141
(c) Communication Tower	141.1
(ca) Personal Wireless Service Facilities	141.1
(d) Extraction Use	142

(8) Accessory Land Uses	142
(a) Commercial Apartment	142.1
(b) On-Site Parking Lot	143
(c) Farm Residence	143
(d) Detached Private Garage, Carport or Utility Shed	143
(e) Private Residential Recreational Facility	144
(f) Private Residential Kennel	144.1
(g) Private Residential Stable	145
(h) Company Cafeteria	145
(i) Company-Provided On-Site Recreation	145
(j) Outdoor Display Incidental to Indoor Sales and Service	146
(k) In-Vehicle Sales and Services Incidental to On-Site Principal ..	146
(l) Indoor Sales Incidental to Storage to Light Industrial Land Use.	146
(m) Light Industrial Activities Incidental to Indoor Sales and Service	147

(n)	Drainage Structure	147
(o)	Filling	147
(p)	Lawn Care	14
(q)	Individual Septic Disposal System	146
(r)	Exterior Communication Devices	148
(s)	Home Occupation	148
(t)	On-Site Composting	149
(u)	Family Day Care Home (4-8 children)	149
(v)	Intermediate Day Care Home (9-15 kids)	149
(w)	Migrant Labor Camp	150
(9)	Temporary Land Uses	150
(a)	Contractor's Project Office	150
(b)	Contractor's On-Site Equipment Storage Facility	150
(c)	Relocatable Building	150
(d)	On-Site Real Estate Sales Office	151
(e)	General Temporary Outdoor Sales	151
(f)	Seasonal Outdoor Sale of Farm Products	151
(g)	Outdoor Assembly	152
(10)	Natural Resource Disruption and Required Mitigation Standards	152
(a)	Cultivation	152
(b)	Passive Outdoor Public Recreational Area	152
(c)	Active Outdoor Public Recreational Area	152
(d)	Outdoor Institutional	153
(e)	Lawn Care	153
(f)	Golf Course	153
(g)	Any Permitted Temporary Use	15
(h)	Drainage Structure	153
(i)	Filling	154
(j)	Individual Septic Disposal System	154
(k)	Road and/or Bridge	154
(l)	Utility Lines and Related Facilities	154
17.207:	Nonconforming Use Regulations	155
17.208:	Group Developments	156

SUBCHAPTER 17-3: DENSITY AND INTENSITY REGULATIONS

17.301:	Purpose	157
17.302:	How to Use this Subchapter	157
17.303:	Required Natural Resources Site Evaluation	158
	<i>Natural Resources Site Evaluation Worksheet</i>	159
17.304:	Residential Density Standards	160
	<i>Table 17.304: Residential Density Standards</i>	161
17.305:	Nonresidential Intensity Standards	162
	<i>Table 17.305: Nonresidential Intensity Standards</i>	163
17.306:	Detailed Instructions for Density and Intensity Regulations	164
17.307:	Nonconforming Development Regulations	167

SUBCHAPTER 17-4: BULK REGULATIONS

17.401:	Purpose	168
17.402:	How to Use this Subchapter.....	168
17.403:	Residential Bulk Standards.....	169
	Rules to Distinguish One- and Two-Family Dwellings.....	169
	<i>Table 17.403: Residential Bulk Standards.....</i>	<i>170</i>
17.404:	Nonresidential Bulk Standards	171
	<i>Table 17.404: Nonresidential Bulk Standards</i>	<i>172</i>
17.405:	Yard Setback Adjustments	173
17.406:	Intrusions Into Required Yards	173
17.407:	Exceptions to Maximum Height Regulations	174
17.408:	Substandard Lot Regulations.....	175
17.409:	Nonconforming Structure and Building Regulations.....	175

SUBCHAPTER 17-5: NATURAL RESOURCE PROTECTION REGULATIONS

17.501:	Purpose	177
17.502:	How to Use this Subchapter.....	177
17.503:	Floodplain Overlay Zoning Districts	178
17.504:	Shoreland-Wetland Overlay Zoning District	185
17.505:	Lakeshore Overlay Zoning District (Rpld. #08-O725)	188
17.506:	Drainageway Overlay Zoning District (Rpld. #08-O725)	188
17.507:	Woodland Overlay Zoning District	188
17.508:	Steep Slope Overlay Zoning District	189
17.509:	Recharge Area Overlay Zoning District	190
17.510:	Detailed Site Analysis.....	193
17.511:	Construction Site Erosion Control	195

SUBCHAPTER 17-6: LANDSCAPING AND BUFFERYARD REGULATIONS

17.601:	Purpose	202
17.602:	How to Use this Subchapter.....	202
17.603:	Landscaping Points, Sample Landscaping Schemes, and Measurements	203
	<i>Table 17.603: Landscaping Points and Minimum Installation Sizes ...</i>	<i>203</i>
	<i>Illustration: Landscaping for Building Foundations.....</i>	<i>204</i>
	<i>Illustration: Landscaping for Developed Lots</i>	<i>204</i>
	<i>Illustration: Landscaping for Street Frontages</i>	<i>205</i>
	<i>Illustration: Landscaping for Paved Areas</i>	<i>205</i>
	<i>Illustration: Landscaping for Reforestation</i>	<i>206</i>
	<i>Illustration: Landscaping for Bufferyards</i>	<i>206</i>
	<i>Illustration: Measurement Techniques for Landscaping Requirements.....</i>	<i>207</i>
17.604:	Landscaping Requirements for Building Foundations.....	208
	<i>Table 17.604: Building Foundation Landscaping Requirements.....</i>	<i>208</i>
17.605:	Landscaping Requirements for Developed Lots	209
	<i>Table 17.605: Developed Lot Landscaping Requirements</i>	<i>209</i>
17.606:	Landscaping Requirements for Street Frontages.....	210
	<i>Table 17.606: Street Frontage Landscaping Requirements</i>	<i>210</i>

17.607:	Landscaping Requirements for Paved Areas.....	211
	<i>Table 17.607: Paved Area Landscaping Requirements.....</i>	<i>211</i>

17.608:	Landscaping Requirements for Other Permanently Protected Green Spaces	212
17.609:	Landscaping Requirements for Required Reforestation	212
17.610:	Landscaping Requirements for Bufferyards	211
	<i>Table 17.610(4)(a): Required Bufferyard Opacity Values</i>	<i>214</i>
	<i>Table 17.610(4)(b): Detailed Bufferyard Requirements</i>	<i>215</i>
17.611:	Classification of Plant Species	219
17.612:	Requirements for the Installation, Maintenance, and Use of Landscaped and Bufferyard Areas	220
17.613:	Calculating Landscaping and Bufferyard Requirements	222
17.614:	Depiction of Landscaping on Required Site Plan	222

SUBCHAPTER 17-7: PERFORMANCE STANDARDS

17.701:	Purpose	223
17.702:	Access Standards	223
17.703:	Visibility Standards	224
	<i>Table 17.703: Vision Clearance Triangle Standards</i>	<i>225</i>
17.704:	Off-Street Parking and Traffic Circulation Standards	225
	<i>Table 17.704(6)(j): Parking Layout Dimensions</i>	<i>228</i>
	<i>Illustration: Typical Parking Layout Dimensions</i>	<i>228</i>
	<i>Table 17.704(7)(f): Minimum Permitted Throat Length</i>	<i>230</i>
17.705:	Off-Street Loading Standards	230
	<i>Table 17.705(4): Loading Standards</i>	<i>231</i>
	<i>Illustration: Loading Area Standards</i>	<i>231</i>
17.706:	Exterior Storage Standards	232
17.707:	Exterior Lighting Standards	231
17.708:	Vibration Standards	231
17.709:	Noise Standards	236
	<i>Table 17.709(3)(a): Maximum Permitted Noise Level at Lot Line</i>	<i>236</i>
	<i>Table 17.709(3)(b): Adjustment Factors for Maximum Noise Levels</i>	<i>237</i>
17.710:	Air Pollution Standards	237
17.711:	Odor Standards	237
17.712:	Communication Interference Standards	238
17.713:	Glare and Heat Standards	238
17.714:	Fire and Explosion Standards	239
17.715:	Toxic or Noxious Material Standards	239
17.716:	Waste Material Standards	240
17.717:	Drainage Standards	240
17.718:	Exterior Construction Material Standards	240
17.719:	Hazardous Materials Standards	240
17.720:	Fencing Standards	241
17.721:	Swimming Pool Standards	242
17.722:	Administration and Enforcement of Performance Standards	244

SUBCHAPTER 17-8: SIGNAGE REGULATIONS

17.801:	Purpose	246
17.802:	Sign Permits	246
17.803:	Definitions and Regulations Specific to Certain Signs	247
	<i>Illustration: Sign Measurement</i>	<i>250</i>

17.804:	General Signage Regulations	250
17.805:	Sign Regulations Applicable to Residential Districts	253
17.806:	Sign Regulations Applicable to Nonresidential Districts	254
17.807:	Temporary Signs.....	256
17.808:	Construction and Maintenance of Signage	256
17.809:	Nonconforming Signs	257

SUBCHAPTER 17-9 ZONING PROCEDURES AND ADMINISTRATION

17.901:	Purpose of Procedural Regulations	259
17.902:	Amendment of Zoning Regulations	259
17.903:	Amendment of Official Zoning Map	263
17.904:	Special Use Review and Approval	268
17.905:	Conditional Use Review and Approval	269
17.906:	Temporary Use Review and Approval.....	274
17.907:	Sign Permit.....	275
17.908:	Site Plan and Supplemental Regulations Review and Approval.....	276
17.909:	Certificate of Occupancy	281
17.910:	Variances	283
17.910(A):	Special Exceptions.....	286
17.911:	Interpretations	287
17.912:	Appeals of Zoning Interpretations.....	291
17.913:	Urban Design Overlay Zoning Districts Procedures	293
17.914:	Planned Development District Procedures	313
17.931:	Purpose of Administrative Regulations.....	320
17.932:	Zoning Administrator	320
17.933:	Plan Commission	321
17.934:	Zoning Board Appeals	321
17.935:	Fees	326
17.936:	Violations and Penalties.....	327
17.937:	Architectural Review and Approval	328

APPENDICES

List of Amendments to the Official Zoning Map.....	A-1
List of Annexations to the Zoning Ordinance	A-2
Detailed Classification of Plant Species	A-3
Checklists for Landscape Requirements	A-29
Checklist for Zoning Ordinance Amendment Procedures	A-33
Checklist for Zoning Map Amendment Procedures	A-35
Checklist for Special Use Review and Approval Procedures	A-37
Checklist for Conditional Use Review and Approval Procedures	A-38
Checklist for Temporary Use Review and Approval Procedures	A-41
Checklist for Site Plan Review and Approval Procedures	A-42
Checklist for Variance Review and Approval Procedures	A-45
Checklist for Planned Development Review and Approval Procedures	A-48

OFFICIAL ZONING MAP

ZONING ORDINANCE TABLE.....	ZCT-1
-----------------------------	-------