

UNIFIED DEVELOPMENT CODE

13 Attachment 5

City of Onalaska

Table 13.02.36-2: Land Use Compatibility Chart

P = Permitted		R = Permit Required			N = Not Permitted	
Land Uses ^{1,2,3}	Zone A	Zone B1	Zone B2	Zone B3	Zone C	Zone D
Residential Activities						
Single-family uses (1 unit per lot)	N	R	R	P	N	P
Multifamily uses (Three or more principal dwelling units within a single building on the same parcel) (e.g., apartment, condominium, townhouse-style)						
Low-rise (2–3 stories) or mid-rise (4–12 stories)	N	R	R	P	N	P
High-rise (13+ stories)	N	N	R	P	N	P
Group Living Uses (e.g., assisted living, group care, independent group living, nursing and convalescent home)						
Residential group living units (1 dwelling per lot)	N	R	R	P	N	P
Low-rise (2–3 stories) or mid-rise (4–12 stories)	N	R	R	P	N	P
High-rise (13+ stories)	N	N	R	P	N	P
Manufactured housing parks	N	N	R	P	N	P
Commercial Activities						
Eating and drinking establishments (e.g., restaurant, cafe, fast-food restaurant, bar, nightclub)	N	R	R	P	N	P
General Office/Medical Office/Dental Office Uses (e.g., professional, business, financial, governmental)						
Low-rise (2–3 stories)	N	R	P	P	R	P
Mid-rise (4–12 levels)	N	N	R	P	N	P
High-rise (13+ stories)	N	N	R	P	N	P
Hospitality-oriented (e.g., hotel, motel, convention center, meeting hall, event facility)						
Low-rise (2 to 3 stories)	N	R	P	P	N	P
Mid-rise (4 to 12 stories)	N	N	P	P	N	P
High-rise (13+ stories)	N	N	R	P	N	P
Outdoor storage and display-oriented (e.g., lumber yard, vehicles sale, landscape sales, or farm supply equipment sale)	N	R	P	P	R	P
Personal service-oriented (e.g., retail service, banking facility, laundromat, dry cleaning, beauty salon, funeral home)	N	R	P	P	R	P
Vehicle servicing uses (e.g., full-serve gas station, unattended card key service station, vehicle repair shop, tire sale)	N	R	R	P	N	P
Retail Uses (e.g., sale, lease, or rent of new or used products)						
Small sales-oriented (e.g., convenience store, bakery, garden supply, grocery, hardware, or electronics store)	N	R	P	P	R	P
Large sales-oriented (e.g., big box store, mall, strip mall)	N	R	R	P	R	P
Surface passenger services (e.g., passenger terminal for buses, rail service, local taxi, limousine service)	N	R	P	P	R	P
Industrial/Manufacturing Activities						
Industrial service uses (e.g., machine shop, tool repair, towing/vehicle storage, building supply yard, exterminator)	N	R	P	P	R	P
Manufacturing and Production Uses (e.g., manufacturing, processing, fabrication, packaging or assembly of goods)						
General manufacturing (e.g., manufacturing, assembling	N	R	P	P	R	P

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or treatment of most articles, materials, or merchandise)						
Heavy manufacturing (e.g., concrete/asphalt plant, meat packing plant, wet corn milling, paper mill, ethanol plant, animal feed)	N	N	R	R	N	R
Mining and extraction uses	N	N	N	R	N	R
Salvage operations (e.g., collect, store, and dismantle damaged or discarded vehicles, machinery, appliances, building material)	N	R	R	P	N	P
Self-service storage uses (e.g., mini-warehouse, storage facility)	N	P	P	P	R	P
Warehouse/freight uses (e.g., major wholesale distribution center, freight storage, railroad switching yard)	N	R	P	P	R	P
Waste-related uses (e.g., recycling center, sanitary landfill, waste transfer station, composting, sanitary or water treatment facility)	N	N	N	R	N	R
Wholesale sales uses (e.g., sale, lease, or rental of products to retailers for industrial, institutional, or commercial business users)	N	R	P	P	R	P
Institutional Activities						
College and universities (e.g., public or private college or university, technical college, seminary)	N	N	R	R	N	R
Community service uses (e.g., public, nonprofit, or charitable nature providing a local service to the people such as a library, museum, transit center, senior/community center, police/fire station)	N	N	R	R	R	R
Day-Care Uses (e.g., child-care center, adult day care, preschool, after-school program)						
Residential day-care uses (e.g., in-home adult/child daycare facility)	N	R	R	P	N	P
Institutional day-care uses (e.g., child-care center, preschool, after-school program, adult day care)	N	N	R	R	N	R
Detention facilities (e.g., prison, jail, probation center, halfway house, juvenile detention home)	N	N	R	R	N	R
Educational Facilities						
General educational facilities (e.g., public and private elementary, middle, junior, and senior high school including religious, boarding, military)	N	N	R	R	N	R
Specialized education facilities (e.g., specialized trade, business, or commercial courses, non-degree granting school)	N	N	R	R	R	R
Hospitals (e.g., hospital and medical center)	N	N	R	R	N	R
Religious assembly uses (e.g., church, temple, mosque, synagogue, eagles/moose/elk lodge)	N	N	R	R	N	R
Infrastructure Activities						
Basic utility uses (e.g., utility substation facility electrical substation, water and sewer lift station)	N	R	R	P	R	P
Communication transmission facility uses (e.g., broadcast, wireless, point to point, or emergency tower and antennas)	N	N	R	R	N	R
Parking uses (e.g., ground lot, parking structure)	R	P	P	P	P	P
Transportation uses (e.g., local road, county road, highway, interstate)	R	P	P	P	P	P
Utility uses (e.g., wind generator, wind farm, solar power-generation equipment, water tower, transmission lines)	N	R	R	R	N	R
Agriculture and Open Space Activities						
Agricultural Uses (e.g., commercial cultivation of plants, livestock production)						

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Animal- or plant-related (e.g., livestock, dairy, horse farm, crop farming, vegetable, fruit, tree, wholesale plant nursery)	R	P	P	P	P	P
Facility-related (e.g., fuel bulk storage or pumping facility, grain elevator, or livestock, seed, grain sales)	N	N	R	P	N	P
Resident-related (e.g., single-family home or mobile home if converted to real property and taxed)	N	R	R	P	N	P
Water bodies man-made resources (e.g., mining or extraction pond, wetland mitigation site)	N	R	R	R	N	R
Wildlife preservation areas (e.g., petting zoo, wildlife rehabilitation center, zoo, conservation areas)	N	N	R	R	N	R
Parks and Recreation Activities						
Casino	N	N	R	R	N	R
Commercial recreational uses indoor or outdoor (e.g., physical fitness center, bowling alley, skating rink, indoor theater, campground, tennis/swimming facility, drive-in theater, skating rink, amphitheater)	N	R	R	R	N	R
Parks (e.g., aquatic, mini, private, sports, neighborhood, school, community)	N	R	R	R	N	R
Specialty uses (e.g., amusement or theme park, fairground, racetrack, sports arena)	N	N	R	R	N	R

NOTES:

- ¹ The following information is not an all-inclusive list; however, it provides a sample of the types of land uses under each individual land use classification.
- ² Height limitations set forth in § 13.02.36 supersede any land use criteria and must be followed first when determining compatibility of development.
- ³ Any future residential development within Zone A or Zone C is allowed but is limited to those lots currently zoned for residential use.