

ZONING

135 Attachment 5

Town of Ledgeview

TABLE 5: LAND USE REGULATIONS & MATRIX OF LAND USES
(P) PERMITTED (C) CONDITIONAL (C/U) FIRST FLOOR CONDITIONAL/UPPER STORY PERMITTED
(U) UPPER STORY ONLY (A) ACCESSORY (T) TEMPORARY (BLANK CELL) NOT PERMITTED

Use Category	Use Type	Zoning Districts																		Additional Requirements	
		Residential					AG			Non-Residential							Civic-Public				
		R-1	R-2	R-3	R-R		AG-FP	A-2		B-1	B-2	LI	HI	NCD	BP		C-1	IO		Sections	Notes
AGRICULTURAL USES																					
Agriculture																					
	Animal Husbandry (< 500 Animal Units)						P	P												Animal unit count based on § 135-11U	
	Animal Husbandry (500 > 1,000 Animal Units)						C	C												Animal unit count based on § 135-11U. A new or expanded facility that will be used to keep cattle, swine, poultry, sheep or goats, and that will have more than 500 animal units, if the proposed facility meets the standards prescribed in §§ 92.16 and 93.90, Wis. Stats., Ch. ATPC 51, Wis. Adm. Code, and § 135-85 of the Town of Ledgeview Zoning Code.	
	Animal Husbandry (> 1,000 Animal Units)						C	C												Animal unit count based on § 135-11U. A new or expanded facility that will be used to keep cattle, swine, poultry, sheep or goats, and that will have more than 500 animal units, if the proposed facility meets the standards prescribed in §§ 92.16 and 93.90, Wis. Stats., Ch. ATPC 51, Wis. Adm. Code, and § 135-85 of the Town of Ledgeview Zoning Code.	
	Aquaculture (Fish hatcheries)						P	C									C				
	Cultivation or agricultural production						P	P													
	Forest Management						P	P									C				
	Greenhouses (commercial)						C	C													
	Greenhouses (private)						P	P													

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		Residential					AG			Non-Residential							Civic-Public				
		R-1	R-2	R-3	R-R		AG-FP	A-2		B-1	B-2	LI	HI	NCD	BP		C-1	IO		Sections	Notes
	Nonmetallic mining, gravel pit or quarry							C													
	Nursery						P	P													
Agricultural-Related Uses																					
	Agricultural fuel, agrichemical, or waste storage facilities						C	A												In accordance with § 91.01(1), Wis. Stats.	
	Agricultural food, commodity and/or by product processing and storage facilities						C	A												In accordance with § 91.01(1), Wis. Stats.	
	Agricultural Equipment Storage						C	A												In accordance with § 91.01(1), Wis. Stats.	
	Livestock Housing Structure						C	A													
	Farmstead manure digester or pelletizing plant						C													Processes raw agricultural commodities, agricultural by-products or agricultural wastes to produce bulk fuel or other bulk products for use on the farmstead	
	Waste storage facility						C	C												A waste storage facility used to store or process animal waste produced solely from livestock kept on the farmstead if the proposed facility meets the standards prescribed in Ch. ATCP 51, Wis. Adm. Code	
Agricultural Retail and Services																					
	Agricultural business operation						P	A													
	Roadside agricultural stand						P	A													
RESIDENTIAL USES																					
Household Living																					
	Condominium				C																
	Dwelling Unit, Multifamily (3+ units)		C	P																	
	Dwelling Unit, Single-Family	P			P		P	P													
	Dwelling Unit, Two-Family or Duplex/Townhouse	C	P										C								
	Dwelling Unit, Upper Level									P				P							
	Dwelling Unit, Zero Lot Line or Twin-Home		P	C																	
	Farm residence						C	C													
	Mobile home																				
	Nonfarm Residence						C													That qualify under § 91.46(1)(d), Wis. Stats.	
Group Living																					
	Community Living Arrangement (<8 persons)	P	P	C						C	C							P			
	Community Living Arrangement			C							C										

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		R-1	R-2	R-3	R-R		AG-FP	A-2		B-1	B-2	LI	HI	NCD	BP		C-1	IO		Sections	Notes
	(9 - 15 persons)																				
	Community Living Arrangement (>16 persons)			C						C											
	Assisted Living Facilities			C					C	C			C	C			P				
Residential Mixed Use																					
	Bed-and-Breakfast	C	C	C	C																
	Live-Work Space	P											P								
COMMERCIAL USES																					
Retail Sales and Service																					
	Art Gallery/Studio								P	P											
	Body Piercing Services								C	C											
	Brewery, Distillery, or Winery								C	P	P	P	C	C							
	Business Services								P	P											
	Consumer Repair								P	P											
	Convenience Store, without fueling islands								P	P											
	Crematory Services									C	C										
	Dry Cleaners								P	P	P		C	P							
	Equipment Repair Services								P	P	P			P							
	Equipment Sales								P	P	P		C	P							
	Financial Institution								P	P	P		P	P							
	Food Preparation								P	P	P		C	P							
	Funeral Services								P	P	P		P	P							
	Furniture and appliance sales and leasing								P	P	P			P							
	Gas Station									C				C							
	Greenhouses, commercial									C											
	Grocery								C	P				P							
	Hardware, Home Improvement Center								P	P	P			P							
	Household maintenance and repair service								P	P	P			P							
	Indoor Sales or Service								P	P	P			P							
	Laundromat								P	P				P							
	Laundry Services								C	C	P			C							
	Liquor Sales								C	C			C	C							
	Lodge or Private Club								P	P			P	P							
	Lumber Supply									C	P	P									
	Motor Vehicle Sales and Leasing								C	C	C										
	Motor Vehicle Service and Repair								C	C	C										
	Nursery							C		C											
	Parking Lot, Private								C	C	C		C	C							
	Parking Lot, Public								C	C	C		C	C							
	Personal or Professional Service								P	P	P		P	P							
	Printing and Publishing									P	P			P							
	Recreation Equipment, Sales or Lease								P	P	P			P							
	Recreation Equipment, Service								P	P	P			P							
	Retail Sales																				
	Services, Research								P	P			P	P							
	Services, Testing								C	P	P			P							

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		Residential					AG			Non-Residential						Civic-Public					
		R-1	R-2	R-3	R-R		AG-FP	A-2		B-1	B-2	LI	HI	NCD	BP		C-1	IO		Sections	Notes
	Tasting Room									C	C			C	C						
	Tattoo Parlor									C	C										
	Tavern or Bar, including Microbrewery, Brewpub or Wine Bar									C	C			C	C						
	Tool/equipment rental facility										P	P			P						
Vehicle Sales and Services																					
	Auto Body Repair										C	P									
	Automobile sales and dealerships										C	C									
	Car wash										C	C			C						
	Vehicle repair										C	P			C						
Animal Care and Related																					
	Agronomic						C	C													
	Boarding, Large Animal (Commercial)						C	C													
	Boarding, Small Animal (Commercial)										C	C			C						
	Game Farm							C													
	Grooming Services - Small Animal						C	C		P	P	P		P	P						
	Kennel, personal or hobby	C	C																		
	Riding Stables and Acadamies						C	C													
	Shelters, Small Animal							C			C	C			C						
	Veterinary Clinics, Large Animal							C			C	C									
	Veterinary Clinics, Small Animal							C		P	P	P		P	P						
	Wildlife Rehabilitation Facility							C				C									
	Wildlife Sanctuary or Exotic Animal							C													
	Fish Hatchery						C	C									C				
Commercial Indoor Lodging																					
	Bed-and-Breakfast	C	C	C	C			C													
	Hotel or Motel										P	C		C	P						
	Short-Term Vacation Rental	P	P																		
Eating Establishments																					
	Banquet facility									C	C	C		C	C						
	Restaurant, Drive-Through									C	C	C		C	C						
	Restaurant, Fast Food, No Drive-Through									P	P	C		P	P						
	Restaurant, Fast-Casual, No Drive-Through									P	P	C		P	P						
	Restaurant, Sit-Down, No Drive-Through									P	P	C		P	P						
	Specialty eating establishment									P	P	C		P	P						
Offices																					
	Bank or financial institution									P	P	P		P	P						
	Currency exchange, payday loan or title loan agency										C										
	Data processing and storage centers									P	P	P		P	P						
	Government related									P	P	P		P	P						
	Medical, no clinic									P	P	P		P	P						
	Pawn shop										C										
	Professional Services (attorney, accounting, engineering, etc.)									P	P	P		P	P						

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	Tobacco or e-cigarette retailer																				
Recreation/Entertainment																					
	Amphitheater										C				C			C			
	Auditorium or theater										C				C			C			
	Bowling alley									C	C	C		C	C			C			
	Commercial recreation, indoor																				
	Commercial recreation, outdoor									C	P	P		P	P						
	Community center									P	P	P		P	P			P			
	Golf, indoor driving range									P	P	P		P	P			P			
	Golf, miniature									P	P	P			P			P			
	Golf, outdoor driving range										C	C			C			C			
	Private club or lodge									P	P							P			
	Recreational sport shooting, indoor										C	C			C						
	Recreational sport shooting, outdoor																				
	Athletic Fields	C	C	C	C					C								C			
	Park	P	P	P	P		P	P		P	P	P	P	P	P			P			
INDUSTRIAL AND RELATED USES																					
Extractive																					
	Resource Extraction							C												Must comply with Chapter 131, Mining, of the Municipal Code	
Industrial Services																					
	Contractor shops											C	C								
	Heavy Equipment Sales											P	P		C						
	Off-Site Contracting and Maintenance Services											P	P		P						
	Repair and Installation Services											C	P		C						
	Research and Development Facilities											P	P		P						
Manufacturing and Production																					
	General manufacturing											P	P								
	Heavy Manufacturing											P	C								
	Light Manufacturing											P	P								
	Printing and publishing											P	P								
	Special Heavy Manufacturing											P	C								
Wholesale Warehouse and Freight Movement																					
	Self-Storage or mini-warehouse facilities											C									
	Wholesale and Warehouse-General											C	P								
Waste-Related Services																					
	Hazardous waste collection sites											C	C								
	Junkyard or Salvage											C	C								
	Recycling centers											C	C								
	Recycling dropoff centers											C	C								
	Solid Waste Facilities and Landfills												C								
PUBLIC AND INSTITUTIONAL USE																					

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Community Services																					
	Community center, senior center, youth center									P	P				P			P			
	Garden, Community or Public	P	P	P	P		P	P		P	P	P	P	P				P			
	Museum, art galleries, art center, cultural facility									P	P							P			
	Public art installation	C	C	P	P					P	P	P	P	P	P			P			
Day Care																					
	Day Care, Adult									P	P			C							
	Day Care, Child (7 or more children)									P	P	C	C		C			C			
	Day Care, In-Home (6 children or less)	P	P		P																
Educational Facility																					
	College or University										P							C			
	Preschool									P	P			P	P			C			
	School, Charter or Montessori										P							C			
	School, Elementary																	C			
	School, Junior High or Middle																	C			
	School, Parochial																	C			
	School, Senior High																	C			
	School, Trade or Vocational											C			C			C			
Government Facilities																					
	Emergency Management	C	C	C	C		C			C	C	P	P	C	P			P			
	Government Distribution/Services	C	C	C	C		C			P	C	C	P	C	C			P			
	Government Maintenance and Storage	C	C	C	C		C			P	P	P	P	C	C			P			
	Large Recreational and Community Structures-Public (>10K SQF)	C	C	C						C	C	C	C		C			C			
	Military Installations	C	C	C	C		C			C	C	C	C	C	C			C			
	Police and Fire Stations	C	C	C	C		C			C	P	P	C	P	P			P			
	Post offices									C	P			P	P			P			
	Small Recreational and Community Structures-Public (<10K SQF)	C	C	C						P	P	P	P		P			P			
Healthcare Facilities																					
	Assisted Living Facilities			C						C	C			C	C			P			
	Clinic, Medical or Dental									P	P			P	P						
	Hospice Care	C		C						P	P			P	P			P			
	Hospital										C			C	C			C			
	Medical, Emergency Care									P	P			C	P			P			
	Medical, research facility										C			C	P						
	Medical, Urgent Care									P	P			C	P			P			
	Social service facility									P	P			P	P			P			
Religious and Nonprofit Institutions																					
	Nonprofit Treatment and Counseling Services									P	P			P	P			P			
	Religious Institutions	C	C		C		C			C	C										
Utilities																					

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	Fiber or cable communications	P	P	P	P		P	P		P	P	P	P	P	P		P	P			
	Solar farm or array, commercial																				
	Solar farm or array, individual or personal	P	P	C	P		P	P		P	P	C	C	C	C		P	P			
	Transportation, or other public infrastructure uses	P	P	P	P					P	P	P	P	P	P						
	Utility, Private	C	P	P	P		P	P		C	P	P	P	P	P		P	P			
	Utility, Public	C	P	P	P		P	P		C	P	P	P	P	P		P	P			
	Wind energy facility, commercial																				
	Wind energy facility, individual or personal	C	C	C	C		P	P		C	C	C	C				C	C			
	Wireless Communication Facility, Co-location						P	P		P	P	P	P	P	P			P			
	Wireless Communication Facility, New freestanding tower or antennas						C	C		C	C	C	C	C	C			C			
Civic Uses																					
	Boat Access Sites (public)	C					C	C										C			
	Cemeteries	C	C	C	C		C	C										P			
Recreation and Entertainment																					
	Athletic Fields	C	C	C	C			C										C			
	Community garden	P	P	P	P												P	P			
	Conservancy or Open Space						P										P				
	Golf Course, Private							C													
	Golf Course, Public							C													
	Health club or gym									P	P	C		P	P						
	Man-made bodies of water	C	C	C	C	C	C	C								C	P				Does not include stormwater management facilities
	Parks and playgrounds	P	P	P	P		P	P		P	P	P		P	P			P			
	Passive Outdoor Recreation	P	P	P	P		C	P		C	P	P					P	P			
	Public Square									P	P							P			
	Recreation facility, Indoor									P	P	P		P	P			P			
	Wildlife Sanctuary/Exotic Game Preserves							C									C				
Transportation																					
	Airports and Aviation Facilities							C										C			
	Ambulance service										C	P			C						
	Heliports							C										C			
	Multimodal Passenger Facilities (Bus Transfer Site, etc.)										C				C						
	Truck terminal or docking facility											C	C		C						
ACCESSORY USES																					
Agriculturally Oriented																					
	Agricultural business operation						A	A													
	Agricultural Equipment Storage						A	A													
	Agricultural food, commodity and/or by-product processing and storage facilities						A	A													
	Agricultural fuel, agrichemical, or waste						A														

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		Residential					AG			Non-Residential						Civic-Public					
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	storage facilities																				
	Livestock Housing Structure						A	A													
	Roadside Agricultural Sales Stands				A		A	A													
	Season market																				
Residentially Oriented Structures																					
	Detached Garages	A	A	A	A		A	A		A	A	A	A		A			A			
	Gazebos, fences, decks	A	A	A	A		A	A													
	Live-Work Space (Home Occupation)	A	A	A	A																
	Satellite dish antennas (< 38” diameter)	A	A	A	A		A			A	A	P	P	A	A			A			
	Swimming pools	A	A	C	A		A	A										P			
	Toolhouses, sheds, private greenhouse, and other personal storage structures	A	A	A	A		A														
Institutional-Oriented Structures																					
	Satellite dish antennas (> 24” diameter)										C	P	P		C			C			
Commercial-Related																					
	Beer Garden or Outdoor Patio for Alcohol Consumption									C	P	C		C	C			C			
	Contractor Trailers	T	T	T	T					T	T	T	T	T	T			T			
	Drive-Through Facilities									C	C	C			C			C			
	Live Entertainment, Outdoor									P	P	P		P	P					In compliance with § 41-7, Unreasonable noise	
	Outdoor Sales and Services									C	C	C		C	C						
Conservation Accessories																					
	Berms higher than 3 feet above surrounding grade																C				
	Fences																C				