

ZONING

325 Attachment 1

Town of West Bend

Appendix A

Series	Land Use	Residential						Business			Special Purpose	Secondary Review
		R-1N	R-1NC	R-1R	R-1RC	R-1S	R-1S/MU	B-1	B-2	M-1	P-1	
<b>1</b>	<b>Residential</b>											
1.01	Assisted living facility							C	C			SP
1.02	Community living arrangement, 8 or fewer residents	P	P	P	P	P						ZP
1.03	Community living arrangement, 9 to 15 residents	C	C	C	C	C						ZP
1.04	Nursing home							P	P			SP
1.05	Single-family dwelling	P	P	P	P	P						ZP
<b>2</b>	<b>Group Accommodations</b>											
2.01	Group recreational camp										C	SP
2.02	Overnight lodging							P				SP
2.03	Resort						C				C	SP
<b>3</b>	<b>Food and Beverage Sales</b>											
3.01	Restaurant						C	P	P			SP
3.02	Tavern						C	P	P			SP
<b>4</b>	<b>Vehicle Sales and Service</b>											
4.01	Vehicle fuel station							P	P	C		SP
4.02	Vehicle repair shop							P	P	P		SP
4.03	Vehicle sales and service							P	P	C		SP
4.04	Vehicle service shop							P	P	C		SP
<b>5</b>	<b>Commercial</b>											
5.01	Adult-oriented establishment									C		SP
5.02	Business incubator							C	C			SP
5.03	Commercial greenhouse									P		SP
5.04	Commercial stable			C	C							SP

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5.05	Craft brewery, winery, distillery							P	P			SP
5.06	Equipment rental, large									C		SP
5.07	Equipment rental, small							C	P	C		SP
5.08	Financial service							P	P			SP
5.09	Funeral home							P	C			SP
5.10	Group day care center							C	C			SP
5.11	Healthcare clinic							P	P			SP
5.12	Personal and professional services							P	P	C		SP
5.13	Retail sales, 15,000 square feet or less							P	P			SP
5.14	Retail sales, more than 15,000 square feet							C	C			SP
5.15	Veterinary clinic							P	P	C		SP
<b>6</b>	<b>Recreation and Entertainment</b>											
6.01	Commercial recreation facility, indoor							C	C			SP
6.02	Commercial recreation facility, outdoor							C	C		C	SP
6.03	Golf course										C	SP
6.04	Indoor entertainment							P				SP
6.05	Park, community	C	C	C	C	C					P	SP
6.06	Park, neighborhood	P	P	P	P	P						SP
6.07	Recreational trail	C	C	C	C	C	C				C	SP
6.08	Ski hill										C	SP
<b>7</b>	<b>Institutional</b>											
7.01	Cemetery	C	C	C	C	C		C	C	C	C	SP
7.02	Community center	P	P	P	P	P		P	P			SP
7.03	Community cultural facility							P	P			SP
7.04	Government facility										P	SP
7.05	Place of worship	P	P	P	P	P		P	P			SP

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		R-1N	R-1NC	R-1R	R-1RC	R-1S	R-1S/MU	B-1	B-2	M-1	P-1	
7.06	Public safety facility	C	C	C	C	C		C	C	C	C	SP
7.07	School, K-12	C	C	C	C	C		C	C		C	SP
<b>8</b>	<b>Industrial</b>											
8.01	Artisan shop							C	C			SP
8.02	General repair							C	C	P		SP
8.03	Manufacturing									P		SP
8.04	Recycling center									C		SP
<b>9</b>	<b>Storage</b>											
9.01	Warehouse									P		SP
<b>10</b>	<b>Telecommunications and Utilities</b>											
10.01	Dam	P	P	P	P	P					P	SP
10.02	Stormwater management facilities	P	P	P	P	P	P	P	P	P	P	SP
10.03	Telecommunication, Class 1 collocation and new tower	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	SP
10.04	Telecommunication, Class 2 collocation	P	P	P	P	P	P	P	P	P	P	ZP
10.05	Utility installation, major	C	C	C	C	C		C	C	C	C	SP
10.06	Utility installation, minor	P	P	P	P	P	P	P	P	P	P	SP
10.07	Wind energy system, less than one megawatt	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	
10.08	Wind energy system, one megawatt and more							WES	WES	WES	WES	
<b>11</b>	<b>Agriculture, Resource Uses, and Related</b>											
11.01	Fish hatchery										P	SP
11.02	General agriculture	P	P	P	P						P	
11.03	Growing and sale of Christmas trees			P	P							SP
11.04	Open lands	P	P	P	P	P	P	P	P	P	P	
<b>12</b>	<b>Accessory Uses for All Principal Uses</b>											
12.01	Exterior communications device	P	P	P	P	P	P	P	P	P	P	

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		R-1N	R-1NC	R-1R	R-1RC	R-1S	R-1S/MU	B-1	B-2	M-1	P-1	
12.02	Retaining wall	P	P	P	P	P	P	P	P	P	P	ZP
12.03	Solar energy system, ground-mounted	C	C	C	C	C	C	C	C	C	C	ZP
12.04	Solar energy system, roof-mounted	P	P	P	P	P	P	P	P	P	P	
<b>13</b>	<b>Accessory Uses for Residential Uses</b>											
13.01	Accessory building, residential	P	P	P	P	P						ZP
13.02	Amateur radio tower	P	P	P	P	P	P					ZP
13.03	Backyard chickens	P	P	P	P	P						BC
13.04	Boathouse					P						ZP
13.05	Family day care home	P	P	P	P	P						
13.06	Garage, off-site residential					P						ZP
13.07	Home occupation	P	P	P	P	P						ZP
13.08	Hot tub	P	P	P	P	P						ZP
13.09	Household livestock			P	P							
13.10	Household pets	P	P	P	P	P						
13.11	Keeping of bees	P	P	P	P	P						BK
13.12	Mechanical lift					P						ZP
13.13	Outdoor fireplace	P	P	P	P	P						ZP
13.14	Patio	P	P	P	P	P						ZP
13.15	Pergola	P	P	P	P	P						ZP
13.16	Play structure	P	P	P	P	P						
13.17	Residential fence, perimeter	P	P	P	P	P						ZP
13.18	Residential fence, privacy	P	P	P	P	P						ZP
13.19	Residential fence, sport court	P	P	P	P	P						ZP
13.20	Sport court (residential)	P	P	P	P	P						ZP
13.21	Swimming pool	P	P	P	P	P						ZP
13.22	Gated access driveway	P	P	P	P	P	ZP					
<b>14</b>	<b>Accessory Uses for Other Principal Uses</b>											
14.01	Accessory building, non-residential							P	P	P	P	SP
14.02	Drive-through window							P	P			SP

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14.03	Fence, non-residential							P	P	P		SP
14.04	Outdoor food and beverage service							C	C			SP
14.05	Outdoor play area						C	C	C			SP
14.06	Outside storage, as an accessory use							C		C		SP
14.07	Parking lot (on-site)						P	P	P	P	P	SP
14.08	Tasting room									C		SP
<b>15</b>	<b>Temporary Uses</b>											
15.01	Livestock for vegetation management	P	P	P	P	P	P	P	P	P	P	ZP
15.02	Model home	P	P	P	P							ZP
15.03	Off-premises display of vehicles and equipment							P	P			ZP
15.04	Party tent	P	P	P	P	P						
15.05	Portable storage container	P	P	P	P	P	P	P	P			
15.06	Rummage sale	P	P	P	P	P						
15.07	Sale of vehicles and recreational equipment	P	P	P	P	P						
15.08	Seasonal retail sales							P	P			ZP
15.09	Temporary dwelling unit	P	P	P	P	P						ZP
15.10	Topsoil removal and sale	C	C	C	C	C		C	C	C	C	SP

**Key for Zoning Districts:**

**R-1N** Neighborhood Residential; **R-1NC** Neighborhood Residential (Conservation Development); **R-1R** Rural Residential; **R-1RC** Rural Residential (Conservation Development); **R-1S** Shoreland Residential; **R-1S/MU** Shoreland Residential/Mixed-Use; **B-1** Commercial/Mixed-Use; **B-2** Commercial/Mixed-Use; **M-1** Industrial; **P-1** Public and Private Park

**Key for Primary Reviews:**

**P** Permitted

**C** Conditional Use - See below if (1) the parcel is nonconforming, (2) a nonconforming use is currently on the parcel, or (3) there is already a conditional use on the parcel.

## WEST BEND CODE

**TFR** Telecommunication Facility Review  
**WES** Wind Energy System Review

### **Key for Secondary Reviews:**

**BK** Bee Keeping Permit  
**CK** Chicken Keeping Permit  
**SP** Site Plan  
**ZP** Zoning Permit

### **Special Reviews for Certain Conditional Uses**

- (1)** In the event a lot is classified as a nonconforming lot (e.g., lot area, lot width), all conditional uses are prohibited, unless the Plan Commission determines, on a case-by-case basis, that the nature of the nonconformity does not affect the appropriateness of the lot for the conditional use. Any such determination in the affirmative shall have no bearing on the Plan Commission's recommendation or the Town Board's decision made under this chapter.
- (2)** In the event a lot has a nonconforming use, all conditional uses are prohibited, unless the Plan Commission determines, on a case-by-case basis, that the nonconforming use and proposed conditional use are compatible. Any such determination in the affirmative shall have no bearing on the Plan Commission's recommendation or the Town Board's decision made under this chapter.
- (3)** In the event a lot has an approved conditional use, all other conditional uses are prohibited, unless the Plan Commission determines, on a case-by-case basis, that the existing and proposed conditional uses are compatible. Any such determination in the affirmative shall have no bearing on the Plan Commission's recommendation or the Town Board's decision made under this chapter.