

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		Sections	Notes				
		R-1	R-2	R-3	R-R	AG-FP	A-2	B-1	B-2	LI	HI	NCD	BP			C-1	IO		
AGRICULTURAL USES																			
Agriculture																			
	Animal Husbandry (< 500 Animal Units)						P	P											
	Animal Husbandry (500 > 1,000 Animal Units)						C	C											
	Animal Husbandry (> 1,000 Animal Units)						C	C											
	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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		R-1	R-2	R-3	R-R	AG-FP	A-2	B-1	B-2	LI	HI	NCD	BP	C-1	IO					
	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						
	(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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		R-1	R-2	R-3	R-R	AG-FP	A-2	B-1	B-2	LI	HI	NCD	BP	C-1	IO						
	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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		R-1	R-2	R-3	R-R	AG-FP	A-2	B-1	B-2	LI	HI	NCD	BP	C-1	IO				
	Fiber or cable communications	P	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						
	Utility, Private	C	P	P	P	P	P		C	P	P	P	P	P	P				
	Utility, Public	C	P	P	P	P	P		C	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			
	Wireless Communication Facility, New freestanding tower or antennas					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			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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	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			