

**INSTRUCTION SHEET
ADDITIONS TO
MILWAUKEE CODE OF ORDINANCES
VOLUME 2**

SUMMARY

This supplement incorporates changes to Volume 2 of the Milwaukee Code of Ordinances enacted by the following Common Council file:

200326 A substitute ordinance relating to zoning regulations for assembly halls and religious assembly.

| <u>Section Affected</u> | <u>Action</u> | <u>File Number</u> | <u>Effective Date</u> | <u>Remove Pages</u> | <u>Add Pages</u> |
|---|---------------|--------------------|-----------------------|---------------------|------------------|
| Remove <u>old</u> MEMO (Suppl. #317) | | | | | |
| 295-803-1 (table) | am | 200326 | 10/10/2020 | v-vi 871-874 | v-vi 871-874 |

For subscription or distribution questions contact the Legislative Reference Bureau, Code Section, (414) 286-3905.

For questions concerning the content of the Milwaukee Code or Ordinances contact the Legislative Reference Bureau, Research Section, (414) 286-2297.

Abbreviations:

am=amended
cr=created

ra=renumbered and amended
rc=recreated

rn=renumbered
rp=repealed

MEMO

If all supplements have been properly inserted, this book contains all actions of the Common Council through September 22, 2020.

9/22/2020
Suppl. #318

SUBCHAPTER 8 INDUSTRIAL DISTRICTS

295-801. Purposes. **1. INDUSTRIAL-OFFICE (IO).** This district provides sites for modern, clean industry and supporting, non-residential land uses that complement industrial uses or require an industrial environment. Older portions of this zoning district (IO2) often form corridors which provide a buffer between residential areas and more intensive industrial districts. The newer portions of this district (IO1) are in the form of office-industrial parks or business parks with campus-style layouts and designs. The IO district has a performance-oriented transition area where it adjoins residential neighborhoods. Buffering and other requirements in the transition area are intended to protect the character of such neighborhoods.

2. INDUSTRIAL-LIGHT (IL). This district is intended to provide sites primarily for light industrial uses that utilize medium-sized buildings and do not have extensive outdoor storage areas or operations. This district includes both older industrial corridors (IL2) and modern industrial parks (IL1). While most buildings contain clean, light industrial uses, some commercial and office uses may also be included. This district contains heavier uses than the IO district and requires more extensive buffering from adjoining residential areas.

3. INDUSTRIAL-COMMERCIAL (IC). This district is intended primarily for light industrial uses that utilize small and medium-sized buildings and do not have extensive outdoor operations or storage areas. This district also provides for the orderly conversion of certain older industrial and warehousing buildings to commercial and office uses with less traffic generation than uses located on more intensive commercial retail corridors. Retail uses are considered accessory or complementary to the primarily light manufacturing nature of the district. These areas have an urban character and are more pedestrian-scaled than other, vehicular-traffic-dominated corridors. Buildings in this district were typically built without setbacks or yards and often with little or no off-street parking.

4. INDUSTRIAL-MIXED (IM). This district is intended to provide for the orderly conversion of certain older industrial and warehousing areas with multi-story buildings to residential, commercial or office uses for which the buildings, at the present time, may be better suited. These areas have an urban character. Buildings were typically built without setbacks or yards and often with little or no off-street parking.

5. INDUSTRIAL-HEAVY (IH). This district accommodates high-intensity industry and often includes very large structures, extensive exterior storage, exterior mechanical operations, or heavy truck or equipment operations. It also accommodates uses that require large or isolated sites or harbor, airport or rail service. This district includes the historic industrial core of the city. It has a strong relationship to shipping and rail services and includes the port of Milwaukee, the Menomonee valley and various railroad corridors. Most sites within the IH district have already been developed or redeveloped. These sites seldom have excess land to provide buffer areas. Where possible, the IH district should be separated from residential neighborhoods with less intensive, non-residential districts.

295-803. Uses. **1. USE TABLE.** Table 295-803-1 indicates the use classifications for various land uses in the industrial districts. The uses in this table are defined in s. 295-201. The following are the use classifications indicated in table 295-803-1:

- a. "Y" indicates a permitted use. This use is permitted as a matter of right subject to all performance standards.
- b. "L" indicates a limited use. This use is permitted only when the use meets the standards of sub. 2.
- c. "S" indicates a special use. This use is permitted only if the board approves a special use permit pursuant to s. 295-311-2.
- d. "N" indicates a prohibited use.

295-803-1 Zoning

| Table 295-803-1 INDUSTRIAL DISTRICTS USE TABLE | | | | | |
|---|---------------------------|-------------|------------------|----|----|
| Y=Permitted Use S=Special Use | L=Limited N=Prohibited | | Zoning Districts | | |
| Uses | I01/ I02 | IL1/ IL2 | IC | IM | IH |
| RESIDENTIAL USES | | | | | |
| Single-family dwelling | N | N | N | L | N |
| Two-family dwelling | N | N | N | L | N |
| Multi-family dwelling | N | N | N | L | N |
| Permanent supportive housing | N | N | N | L | N |
| Transitional housing | N | N | N | S | N |
| Attached single-family dwelling | N | N | N | L | N |
| Live-work unit | N | N | N | Y | N |
| Mobile home | N | N | N | N | N |
| Watchman/service quarters | Y | Y | Y | Y | Y |
| Family day care home | N | N | N | L | N |
| GROUP RESIDENTIAL USES | | | | | |
| Rooming house | N | N | N | S | N |
| Convent, rectory or monastery | N | N | N | L | N |
| Dormitory | N | N | N | S | N |
| Fraternity or sorority | N | N | N | S | N |
| Adult family home | N | N | N | L | N |
| <i>Foster Homes</i> | | | | | |
| Foster family home | N | N | N | L | N |
| Small foster home | N | N | N | L | N |
| Group home or group foster home | N | N | N | L | N |
| <i>Shelter Care Facilities</i> | | | | | |
| Family shelter care facility | N | N | N | L | N |
| Small group shelter care facility | N | N | N | L | N |
| Large group shelter care facility | N | N | N | S | N |
| Community living arrangement | N | N | N | L | N |
| EDUCATIONAL USES | | | | | |
| Day care center | S | S | N | S | S |
| School, elementary or secondary | N | N | N | S | N |
| College | S | S | N | S | N |
| School, personal instruction | S | S | Y | S | N |
| COMMUNITY-SERVING USES | | | | | |
| Library | N | N | N | Y | N |
| Cultural institution | N | N | L | L | N |
| Community center | N | N | N | S | N |
| Religious assembly | N | N | S | S | N |
| Cemetery or other place of interment | N | N | N | N | N |
| Public safety facility | Y | Y | Y | Y | Y |
| Correctional facility | N | N | N | N | N |
| COMMERCIAL AND OFFICE USES | | | | | |
| General office | Y | Y | Y | Y | L |
| Government office | Y | Y | Y | Y | L |

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|---|------------------|-------------|----|----|----|
| Y=Permitted Use | L=Limited | | | | |
| S=Special Use | N=Prohibited | | | | |
| Uses | Zoning Districts | | | | |
| | I01/ I02 | IL1/ IL2 | IC | IM | IH |
| Bank or other financial institution | S | S | N | Y | N |
| Currency exchange, payday loan or title loan agency | N | N | N | S | N |
| Installment loan agency | N | N | N | S | N |
| Cash-for-gold business | N | N | N | S | N |
| Pawn shop | N | N | N | S | N |
| Retail establishment, general | N | N | L | Y | N |
| Garden supply or landscaping center | N | Y | Y | Y | N |
| Home improvement center | N | Y | L | Y | N |
| Secondhand store | N | N | L | L | N |
| Outdoor merchandise sales | N | N | N | L | N |
| Artist studio | Y | Y | Y | Y | Y |
| Adult retail establishment | N | N | N | S | N |
| HEALTH CARE AND SOCIAL ASSISTANCE | | | | | |
| Medical office | S | N | N | Y | N |
| Health clinic | L | N | N | S | N |
| Hospital | N | N | N | N | N |
| Medical research laboratory | Y | Y | Y | Y | N |
| Medical service facility | N | S | N | N | N |
| Social service facility | N | S | N | S | N |
| Emergency residential shelter | N | N | N | N | N |
| Nursing home | N | N | N | N | N |
| GENERAL SERVICE USES | | | | | |
| Personal service | N | N | N | Y | N |
| Business service | Y | S | Y | Y | N |
| Catering service | Y | Y | Y | Y | Y |
| Funeral home | N | N | N | Y | N |
| Laundromat | N | N | N | Y | N |
| Dry cleaning establishment | N | N | N | Y | N |
| Furniture and appliance rental and leasing | N | N | N | Y | N |
| Household maintenance and repair service | N | Y | Y | Y | N |
| Tool/equipment rental facility | N | Y | N | Y | N |
| <i>Animal Services</i> | | | | | |
| Animal hospital/clinic | N | Y | N | L | Y |
| Animal boarding facility | N | Y | N | L | Y |
| Animal grooming or training facility | N | Y | N | L | Y |
| MOTOR VEHICLE USES | | | | | |
| <i>Light Motor Vehicle</i> | | | | | |
| Sales facility | L | S | N | S | S |
| Rental facility | L | S | N | S | S |
| Repair facility | L | S | N | S | L |
| Body shop | L | S | N | S | L |
| Outdoor storage | L | Y | N | S | Y |
| Wholesale facility | Y | Y | N | Y | Y |
| <i>Heavy Motor Vehicle</i> | | | | | |
| Sales facility | L | Y | N | S | Y |

295-803-1 Zoning

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|--|---------------------------|------------------|----|----|----|
| Y=Permitted Use S=Special Use | L=Limited N=Prohibited | Zoning Districts | | | |
| Uses | I01/ I02 | IL1/ IL2 | IC | IM | IH |
| Rental facility | L | Y | N | S | Y |
| Repair facility | L | L | N | S | L |
| Body shop | L | L | N | S | L |
| Outdoor storage | L | S | N | S | Y |
| <i>General Motor Vehicle</i> | | | | | |
| Filling station | S | S | N | S | S |
| Car wash | S | S | N | S | S |
| Non-restaurant drive-through facility | S | S | N | S | S |
| <i>Parking</i> | | | | | |
| Parking lot, principal use | Y | Y | S | L | Y |
| Parking lot, accessory use | Y | Y | L | L | Y |
| Parking structure, principal use | Y | Y | S | L | Y |
| Parking structures, accessory use | Y | Y | L | L | Y |
| Heavy motor vehicle parking lot, principal use | S | L | N | L | Y |
| Heavy motor vehicle parking lot, accessory use | Y | Y | L | Y | Y |
| ACCOMMODATION AND FOOD SERVICE USES | | | | | |
| Bed and breakfast | N | N | N | Y | N |
| Hotel, commercial | L | N | N | Y | N |
| Hotel, residential | N | N | N | Y | N |
| Tavern | L | L | L | Y | L |
| Brewpub | L | L | L | Y | L |
| Assembly Hall | N | N | S | L | N |
| Restaurant without drive-through facility | L | L | L | Y | L |
| Restaurant with drive-through facility | S | S | N | S | N |
| ENTERTAINMENT AND RECREATION USES | | | | | |
| Park or playground | S | S | S | S | S |
| Festival grounds | N | N | N | N | N |
| Recreation facility, indoor | S | S | S | S | N |
| Recreation facility, outdoor | N | N | N | S | N |
| Health club | L | L | N | Y | N |
| Sports facility | N | S | N | S | N |
| Gaming facility | N | S | N | N | N |
| Theater | N | N | N | Y | N |
| Convention and exposition | S | N | N | S | N |
| Marina | Y | Y | L | Y | Y |
| Outdoor racing facility | N | N | N | N | S |
| STORAGE, RECYCLING AND WHOLESALE TRADE USES | | | | | |
| Recycling collection facility | S | Y | N | S | Y |
| Mixed-waste processing facility | N | L | N | S | L |
| Material reclamation facility | N | N | N | N | L |
| Salvage operation, indoor | L | L | N | L | L |
| Salvage operation, outdoor | N | S | N | S | S |
| Wholesale and distribution facility, indoor | Y | Y | Y | L | Y |
| Wholesale and distribution facility, outdoor | S | Y | S | S | Y |