

City of Milwaukee

Office of the City Clerk

200 E. Wells Street
Milwaukee, Wisconsin 53202

Certified Copy of Ordinance

FILE NO: 120841

Title:

A substitute ordinance relating to zoning regulations for solar energy systems.

Body:

The Mayor and Common Council of the City of Milwaukee do ordain as follows:

Part 1. Section 295-201-459-0 of the code is amended to read:

295-201. Definitions.

459. POWER GENERATION PLANT means a facility that converts one or more energy sources, including but not limited to water power, wind power, fossil fuels[[,]] >>or<< nuclear power [[or solar power]], into electrical energy or steam. This term does not include a small wind energy system. A power generation plant may also perform either or both of the following:

Part 2. Section 295-201-615.5, 616 and 616.5 of the code is created to read:

615.5. SOLAR ARRAY means an accessory system or device that is roof-mounted or ground-mounted with poles or racks that are used to collect radiant energy directly from the sun for use in a solar collector's energy transformation process.

616. SOLAR COLLECTOR means a device, structure or part of a device, the substantial purpose of which is to transform solar energy into thermal, mechanical, chemical or electrical energy.

616.5. SOLAR FARM means an array of multiple solar collectors on ground-mounted racks or poles that transmit solar energy and is the primary land use for the parcel on which it is located.

Part 3. Section 295-203-15-b and c of the code is renumbered 295-203-15-j and k.

Part 4. Section 295-203-15-g-0 of the code is amended to read:

295-203. Use Definitions.

15. UTILITY AND PUBLIC SERVICE USES.

g. "Power generation plant" means a facility that converts one or more energy sources, including but not limited to water power, wind power, fossil fuels[[,]] >>or<< nuclear power

[[or solar power]], into electrical energy or steam. This term does not include a small wind energy system. A power generation plant may also perform either or both of the following:

Part 5. Section 295-203-15-i of the code is created to read:

i. "Solar farm" means an array of multiple solar collectors on ground-mounted racks or poles that transmit solar energy and is the primary land use for the parcel on which it is located.

Part 6. Table 295-403-2-a of the code is amended to read:

Table 295-403-2-a NUMBER OF PARKING SPACES REQUIRED, BY USE

Uses	No. of Parking Spaces Required
RESIDENTIAL USES	
Single-family dwelling	min. of one space; max. of 4 spaces
Two-family dwelling	min. of one space per dwelling unit; max. of 4 spaces on the premises
Multi-family dwelling:	Zoning Districts
Min. ratio of parking spaces to dwelling units*	RM1, RM2, RM3, RM4, RO1, NS1, LB1, RB1 1:1 RT4, RM5, RM6, RM7, RO2, NS2, LB2, LB3, RB2, CS, C9A, IM 2:3 *
Note: In RM6, RM7, C9A and IM districts, a private elderly housing project shall have one parking space for every 2 dwelling units; in other zoning districts, a private elderly housing project shall have 2 parking spaces for every 3 dwelling units. Public housing for low-income families and public or federally-assisted low-income elderly housing projects shall provide one parking space for every 2 dwelling units.	
Permanent supportive housing	one for every 5 dwelling units
Transitional housing	one for every 5 dwelling units
Attached single-family dwelling	min. of one space; max. of 4 spaces
Live-work unit	one for each live/work unit in the building
Mobile home	N.A.
Watchman/service quarters	none
Family day care home	see requirement for dwelling unit type
GROUP RESIDENTIAL USES	
Rooming house	one for every 2 rooms
Convent, rectory or monastery	one per facility
Dormitory	one for every 15 beds or fraction thereof
Fraternity or sorority	one for every 2 rooms
Adult family home	one
Foster Homes	
Foster family home	one
Small foster home	one
Group home or group foster home	one
Shelter Care Facilities	
Family shelter care facility	one
Small group shelter care facility	one
Large group shelter care facility	one
Community living arrangement	one
EDUCATIONAL USES	
Day care center	None (limited use) or as required by the board (special use)

School, elementary or secondary none

College none

School, personal instruction none

COMMUNITY-SERVING USES

Library none

Cultural institution none

Community center as required by the board for special use approval

Religious assembly one for every 6 seats in the assembly hall

Cemetery or other place of interment none

Public safety facility none

Correctional facility none

COMMERCIAL AND OFFICE USES

General office one for each 250 sq. ft. of the first 2,000 sq. ft. of gross floor area; one for each 1,000 sq. ft. of gross floor area in excess of 2,000 sq. ft.

Government office see general office

Bank or other financial institution see general office

Currency exchange, payday loan or title loan agency see general retail establishment

Installment loan agency see general retail establishment

Cash-for-gold business see general retail establishment

Pawn shop see general retail establishment

Retail establishment, general one for each 500 sq. ft. of gross floor area on the first floor; one for each 1,000 sq. ft. of gross floor area on the 2nd floor and above

Garden supply or landscaping center see general retail establishment

Home improvement center see general retail establishment

Secondhand store see general retail establishment

Outdoor merchandise sales one for each 500 sq. ft. of outdoor or indoor space devoted to the display of goods for sale

Artist studio none

Adult retail establishment see general retail establishment

HEALTH CARE AND SOCIAL ASSISTANCE USES

Medical office see general office

Health clinic see general office

Hospital one for every 4 beds

Medical research laboratory see general office

Medical service facility see general office

Social service facility see general office

Emergency residential shelter as required by the board for special use approval

Nursing home one for every 4 beds

GENERAL SERVICE USES

Personal service establishment see general office

Business service see general office

Building maintenance service see general office

Catering service see general office

Funeral home one for each 100 square feet of floor area of a chapel, parlor or other room used for funeral services, but not less than 4 spaces

Laundromat see general retail establishment

Dry cleaning establishment see general retail establishment

Furniture and appliance rental and leasing see general retail establishment
Household maintenance and repair service see general retail establishment
Tool/equipment rental facility see general retail establishment

Animal Services

Animal hospital/clinic see general retail establishment
Animal boarding facility see general retail establishment
Animal grooming or training facility see general retail establishment

MOTOR VEHICLE USES

Light Motor Vehicle

Sales facility none (permitted use) or as required by the board (special use)
Rental facility none (permitted or limited use) or as required by the board (special use)
Repair facility as required by the board for special use approval
Body shop none (permitted use) or as required by the board (special use)
Outdoor storage none (permitted use) or as required by the board (special use)
Wholesale facility none

Heavy Motor Vehicle

Sales facility none (permitted use) or as required by the board (special use)
Rental facility none (permitted use) or as required by the board (special use)
Repair facility none (permitted use) or as required by the board (special use)
Body shop none (permitted use) or as required by the board (special use)
Outdoor storage none (permitted use) or as required by the board (special use)

General Motor Vehicle

Filling station as required by the board for special use approval
Car wash none
Drive-through facility none

Parking

Parking lot, principal use N.A.
Parking lot, accessory use N.A.
Parking structure, principal use N.A.
Parking structure, accessory use N.A.
Heavy motor vehicle parking lot, principal N.A.
Heavy motor vehicle parking lot, accessory N.A.

ACCOMODATION AND FOOD SERVICE USES

Bed and breakfast one for each sleeping room, plus one additional space
Hotel, commercial one for every 1,000 square feet, or fraction thereof, of gross floor area on the ground floor or above
Hotel, residential one for every 2 sleeping rooms
Tavern see general retail establishment
Assembly hall one for every 1,000 square feet of gross floor area or fraction thereof
Restaurant, sit-down see general retail establishment
Restaurant, fast-food/carry-out see general retail establishment

ENTERTAINMENT AND RECREATION USES

Park or playground none
Festival grounds none
Recreation facility, indoor see general retail establishment
Recreation facility, outdoor as required by the board for special use approval
Health club see general retail establishment

Sports facility as required by the board for special use approval
Gaming facility N.A.
Theater one for every 100 square feet of floor area in the theater auditorium
Convention and exposition center as required by the board for special use approval
Marina none
Outdoor racing facility as required by the board for special use approval
STORAGE, RECYCLING AND WHOLESALE TRADE USES
Recycling collection facility none
Mixed-waste processing facility none
Material reclamation facility none
Salvage operation, indoor none
Salvage operation, outdoor none
Wholesale and distribution facility, indoor none
Wholesale and distribution facility, outdoor none
Storage Facilities
Indoor none
Outdoor none
Hazardous materials none
TRANSPORTATION USES
Ambulance service see general office
Ground transportation service see general office
Passenger terminal none
Helicopter landing facility none
Airport none
Ship terminal or docking facility none
Truck freight terminal none
Railroad switching, classification yard or freight terminal none
INDUSTRIAL USES
Manufacturing, light none
Manufacturing, heavy none
Manufacturing, intense none
Research and development none
Processing or recycling of mined materials none
Contractor's shop see general office
Contractor's yard none
AGRICULTURAL USES
Plant nursery or greenhouse none
Raising of crops or livestock none
UTILITY AND PUBLIC SERVICE USES
Broadcasting or recording studio see general office
Transmission tower see general office
Water treatment plant see general office
Sewerage treatment plant see general office
Power generation plant see general office
Small wind energy system none
>>Solar farm none<<
Substation/distribution equipment, indoor see general office

Substation/distribution equipment, outdoor	see general office
TEMPORARY USES	
Seasonal market	none
Temporary real estate sales office	none
Temporary concrete/batch plant	none
Live entertainment special event	none

Part 7. Section 295-407-8-n of the code is created to read:

295-407. Signs.

8. EXCEPTIONS.

n. A sign on a solar array, provided that:

n-1. The sign contains only the name of the manufacturer, installer or owner and any appropriate warning messages.

n-2. Only one sign per solar array shall be permitted.

n-3. The display area of the sign shall not exceed 6 square feet.

n-4. The sign is used solely for educational or acknowledgement purposes.

Part 8. Table 295-503-1 of the code is amended to read:

Table 295-503-1 RESIDENTIAL DISTRICTS USE TABLE
 Y = Permitted Use L = Limited Use S = Special Use N = Prohibited Use Zoning Districts

Uses	RS1-RS5	RS6	RT1-RT3	RT4	RM1-RM2	RM3-RM7	RO1	RO2
RESIDENTIAL USES								
Single-family dwelling			Y Y Y	Y Y Y	Y Y Y			
Two-family dwelling	L	L	Y Y Y	Y Y Y	Y Y Y			
Multi-family dwelling	N	N	L L	Y Y	Y Y			
Permanent supportive housing			N N N	N N N	Y Y Y	Y Y		
Transitional housing	N	N	N S	S S S	S S			
Attached single-family dwelling			N N	L L	Y Y	Y Y	Y Y	
Live-work unit	N	N	N L	L L	L Y	Y		
Mobile home	N	N	N N	N N	N N	N N		
Watchman/service quarters			N N	N N	N N	N N		
Family day care home	L	L	L L	L L	L L			
GROUP RESIDENTIAL USES								
Rooming house	N	N	N S	S S S	S S			
Convent, rectory or monastery			Y Y	Y Y	Y Y	Y Y	Y Y	Y Y
Dormitory	N	N	N S	S S S				
Fraternity or sorority	N	N	N S	S S S	S S			
Adult family home	L	L	L L	L L	L L			

Foster Homes

Foster family home	Y	Y	Y	Y	Y	Y	Y	Y	Y
Small foster home	L	L	L	L	L	L	L	L	L
Group home or group foster home				L	L	L	L	L	L

Shelter Care Facilities

Family shelter care facility	Y	Y	Y	Y	Y	Y	Y	Y	Y
Small group shelter care facility				L	L	L	L	L	L
Large group shelter care facility	N	N	N	S	S	S	S	S	S

Community living arrangement	L	L	L	L	L	L	L	L	L
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EDUCATIONAL USES

Day care center	L	L	L	L	L	L	L	L	
School, elementary or secondary	Y	Y	Y	Y	Y	Y	Y	Y	Y
College	N	N	N	S	S	S	Y	Y	
School, personal instruction	N	L	N	L	N	L	Y	Y	

COMMUNITY-SERVING USES

Library	Y	Y	Y	Y	Y	Y	Y	Y	Y
Cultural institution	N	L	N	L	L	L	L	L	
Community center	N	S	N	S	S	S	S	S	
Religious assembly	Y	Y	Y	Y	Y	Y	Y	Y	
Cemetery or other place of interment	N	N	N	N	N	N	N	N	N
Public safety facility	Y	Y	Y	Y	Y	Y	Y	Y	
Correctional facility	N	N	N	N	N	N	N	N	

COMMERCIAL AND OFFICE USES

General office	N	L	N	L	N	L	Y	Y	
Government office	N	L	N	L	N	L	Y	Y	
Bank or other financial institution					N	L	N	L	Y
Currency exchange, payday loan or title loan agency								N	N
Installment loan agency	N	N	N	N	N	N	N	N	N
Cash-for-gold business	N	N	N	N	N	N	N	N	N
Pawn shop	N	N	N	N	N	N	N	N	N
Retail establishment, general	N	L	N	L	N	L	L	L	
Garden supply or landscaping center					N	N	N	N	N
Home improvement center	N	N	N	N	N	N	N	N	N
Secondhand store	N	N	N	N	N	N	S	S	
Outdoor merchandise sales					N	N	N	N	N
Artist studio	N	L	N	L	N	L	Y	Y	
Adult retail establishment	N	N	N	N	N	N	N	N	N

HEALTH CARE AND SOCIAL ASSISTANCE USES

Medical office	N	L	N	L	N	L	Y	Y	
Health clinic	N	N	N	N	N	S	S	S	
Hospital	N	N	N	N	N	N	N	N	
Medical research laboratory					N	N	N	N	N
Medical service facility	N	N	N	N	N	N	N	N	N
Social service facility	N	N	N	S	N	S	S	S	
Emergency residential shelter	N	N	N	N	N	S	S	S	S
Nursing home	N	S	N	S	S	S	S		

GENERAL SERVICE USES

Personal service	N	L	N	L	N	L	Y	Y											
Business service	N	S	N	S	N	S	L	L											
Building maintenance service			N	N	N	N	N	N	N	N	N	N	N						
Catering service	N	L	N	L	N	L	L	L											
Funeral home	N	L	N	L	N	L	Y	Y											
Laundromat	N	N	N	N	N	N	L	L											
Dry cleaning establishment			N	L	N	L	N	L	L	L									
Furniture and appliance rental and leasing									N	N	N	N	N	N	N	N	N	N	N
Household maintenance and repair service									N	N	N	N	N	N	N	N	N	N	N
Tool/equipment rental facility	N	N	N	N	N	N	N	N	N	N	N	N	N						
Animal Services																			
Animal hospital/clinic	N	N	N	N	N	N	N	N	N	N	N	N	N						
Animal boarding facility			N	N	N	N	N	N	N	N	N	N	N						
Animal grooming or training facility									N	N	N	N	N	N	N	N	N	N	N
MOTOR VEHICLE USES																			
Light Motor Vehicle																			
Sales facility	N	N	N	N	N	N	N	N	N	N	N	N	N						
Rental facility	N	N	N	N	N	N	N	N	N	N	N	N	N						
Repair facility	N	N	N	N	N	N	N	N	N	N	N	N	N						
Body shop	N	N	N	N	N	N	N	N	N	N	N	N	N						
Outdoor storage	N	N	N	N	N	N	N	N	N	N	N	N	N						
Wholesale facility	N	N	N	N	N	N	N	N	N	N	N	N	N						
Heavy Motor Vehicle																			
Sales facility	N	N	N	N	N	N	N	N	N	N	N	N	N						
Rental facility	N	N	N	N	N	N	N	N	N	N	N	N	N						
Repair facility	N	N	N	N	N	N	N	N	N	N	N	N	N						
Body shop	N	N	N	N	N	N	N	N	N	N	N	N	N						
Outdoor storage	N	N	N	N	N	N	N	N	N	N	N	N	N						
General Motor Vehicle																			
Filling station	N	N	N	N	N	N	N	N	N	N	N	N	N						
Car wash	N	N	N	N	N	N	N	N	N	N	N	N	N						
Drive-through facility			N	N	N	N	N	N	N	N	N	N	N	N	N				
Parking																			
Parking lot, principal use			N	S	N	S	S	S	S	S	S	S	S						
Parking lot, accessory use			Y	L	Y	L	Y	L	Y	L	Y	L	Y						
Parking structure, principal use			N	N	N	N	N	N	N	S	S	S	S						
Parking structure, accessory use					N	N	N	N	Y	Y	Y	Y	L						
Heavy motor vehicle parking lot, principal									N	N	N	N	N	N	N	N	N	N	N
Heavy motor vehicle parking lot, accessory										N	N	N	N	N	N	N	N	N	N
ACCOMMODATION AND FOOD SERVICE USES																			
Bed and breakfast	S	L	L	L	L	L	Y	Y											
Hotel, commercial	N	N	N	N	N	N	N	N	S										
Hotel, residential	N	N	N	N	N	N	N	N	Y										
Tavern	N	L	N	L	N	L	N	S											
Assembly hall	N	N	N	N	N	N	N	S											
Restaurant, sit-down	N	L	N	L	N	L	Y	Y											
Restaurant, fast-food/carry-out			N	L	N	L	N	L	L	L	L	L	L						

ENTERTAINMENT AND RECREATION USES

Park or playground	Y	Y	Y	Y	Y	Y	Y	Y
Festival grounds	N	N	N	N	N	N	N	N
Recreation facility, indoor	N	N	N	N	N	N	S	S
Recreation facility, outdoor		N	N	N	N	N	N	N
Health club	N	N	N	N	N	Y	Y	
Sports facility	N	N	N	N	N	N	N	
Gaming facility	N	N	N	N	N	N	N	
Theater	N	N	N	N	N	L	L	
Convention and exposition center		N	N	N	N	N	N	N
Marina	N	N	N	N	N	N	N	

Outdoor racing facility N N N N N N N N N

STORAGE, RECYCLING AND WHOLESALE TRADE USES

Recycling collection facility	N	N	N	N	N	N	S	S
Mixed-waste processing facility		N	N	N	N	N	N	N
Material reclamation facility		N	N	N	N	N	N	N
Salvage operation, indoor	N	N	N	N	N	N	N	
Salvage operation, outdoor		N	N	N	N	N	N	N
Wholesale and distribution facility, indoor						N	N	N
Wholesale and distribution facility, outdoor						N	N	N

Storage Facilities

Indoor	N	N	N	N	N	N	N	N
Outdoor	N	N	N	N	N	N	N	
Hazardous materials	N	N	N	N	N	N	N	N

TRANSPORTATION USES

Ambulance service	N	N	N	N	N	N	N	N
Ground transportation service		N	N	N	N	N	N	N
Passenger terminal	N	N	N	N	N	N	N	
Helicopter landing facility		N	N	N	N	N	N	N
Airport	N	N	N	N	N	N	N	
Ship terminal or docking facility		N	N	N	N	N	N	N
Truck freight terminal	N	N	N	N	N	N	N	
Railroad switching, classification yard or freight terminal							N	N

INDUSTRIAL USES

Manufacturing, light	N	N	N	N	N	N	N	N
Manufacturing, heavy	N	N	N	N	N	N	N	
Manufacturing, intense		N	N	N	N	N	N	N
Research and development		N	N	N	N	N	N	N
Processing or recycling of mined materials						N	N	N
Contractor's shop	N	N	N	N	N	N	N	
Contractor's yard	N	N	N	N	N	N	N	

AGRICULTURAL USES

Plant nursery or greenhouse	Y	Y	Y	Y	Y	Y	Y	Y
Raising of crops or livestock	Y	Y	Y	Y	Y	Y	Y	Y

UTILITY AND PUBLIC SERVICE USES

Broadcasting or recording studio		N	N	N	N	N	N	N
Transmission tower	L	L	L	L	L	L	L	L

Water treatment plant	S	S	S	S	S	S	S	S	S
Sewage treatment plant	N	N	N	N	N	N	N	N	N
Power generation plant	N	N	N	N	N	N	N	N	N
Small wind energy system		L	L	L	L	L	L	L	L
>>Solar farm	Y	Y	Y	Y	Y	Y	Y	Y	<<Y
Substation/distribution equipment, indoor					S	S	S	S	S
Substation/distribution equipment, outdoor					L	L	L	L	L
TEMPORARY USES									
Seasonal market	L	L	L	L	L	L	L	L	L
Temporary real estate sales office		L	L	L	L	L	L	L	L
Concrete/batch plant, temporary		L	L	L	L	L	L	L	L
Live entertainment special event		L	L	L	L	L	L	L	L

Part 9. Section 295-505-2-h-2-i of the code is created to read;

295-505. Design Standards.

2. PRINCIPAL BUILDING STANDARDS.

h. Building Height.

h-2. Exceptions to Height Limitations.

h-2-i. Solar farms and solar arrays.

Part 10. Section 295-505-3-o of the code is renumbered 295-505-3-p.

Part 11. Section 295-505-3-o of the code is created to read:

3. ACCESSORY STRUCTURE STANDARDS.

o. Solar Arrays. A ground-mounted solar array that is more than 20 feet in height shall comply with the setback regulations for a principal building. A ground-mounted solar array that is 20 feet or less in height shall comply with the front setback requirement and be set back a minimum of 1.5 feet from all side, side street and rear lot lines.

Part 12. Table 295-603-1 of the code is amended to read:

Table 295-603-1 COMMERCIAL DISTRICTS USE TABLE

Y = Permitted Use		L = Limited Use	S = Special Use		N = Prohibited Use			
Zoning Districts								
Uses	NS1	NS2	LB1	LB2	LB3	RB1	RB2	CS
RESIDENTIAL USES								
Single-family dwelling			Y	Y	Y	Y	Y	Y
Two-family dwelling			Y	Y	Y	Y	Y	Y
Multi-family dwelling			Y	Y	Y	Y	Y	Y
Permanent supportive housing				Y	Y	Y	Y	Y

Transitional housing	S	S	S	S	S	S	S	S	S
Attached single-family dwelling		Y	Y	Y	Y	Y	Y	Y	Y
Live-work unit	Y	Y	Y	Y	Y	Y	Y	Y	
Mobile home	N	N	N	N	N	N	N	N	
Watchman/service quarters		N	N	N	N	N	N	N	N
Family day care home	L	L	L	L	L	L	L	L	
GROUP RESIDENTIAL USES									
Rooming house	S	S	S	S	S	S	S	S	
Convent, rectory or monastery		Y	Y	Y	Y	Y	Y	Y	Y
Dormitory	S	S	S	S	S	S	S	S	
Fraternity or sorority	S	S	S	S	S	S	S	S	S
Adult Family home	L	L	L	L	L	L	L	L	
Foster Homes									
Foster family home	Y	Y	Y	Y	Y	Y	Y	Y	Y
Small foster home	L	L	L	L	L	L	L	L	
Group home or group foster home		L	L	L	L	L	L	L	L
Shelter Care Facilities									
Family shelter care facility	Y	Y	Y	Y	Y	Y	Y	Y	Y
Small group shelter care facility		L	L	L	L	L	L	L	L
Large group shelter care facility	S	S	S	S	S	S	S	S	S
Community living arrangement	L	L	L	L	L	L	L	L	L
EDUCATIONAL USES									
Day care center	S	S	S	S	S	S	S	S	
School, elementary or secondary	Y	Y	Y	Y	Y	Y	Y	Y	Y
College	Y	Y	Y	Y	Y	Y	Y	Y	
School, personal instruction	Y	Y	Y	Y	Y	Y	Y	Y	Y
COMMUNITY-SERVING USES									
Library	Y	Y	Y	Y	Y	Y	Y	Y	Y
Cultural institution	Y	Y	Y	Y	Y	Y	Y	Y	Y
Community center	S	S	S	S	S	S	S	S	S
Religious assembly	S	S	S	S	S	Y	Y	YS	
Cemetery or other place of interment		N	N	N	N	N	N	N	N
Public safety facility	Y	Y	Y	Y	Y	Y	Y	Y	Y
Correctional facility	N	N	N	N	N	N	N	N	
COMMERCIAL AND OFFICE USES									
General office	Y	Y	Y	Y	Y	Y	Y	Y	Y
Government office	Y	Y	Y	Y	Y	Y	Y	Y	Y
Bank or other financial institution		Y	Y	Y	Y	Y	Y	Y	Y
Currency exchange, payday loan or title loan agency		S	S	S	S	S	S	S	S
Installment loan agency	S	S	S	S	S	S	S	S	S
Cash-for-gold business	S	S	S	S	S	S	S	S	S
Pawn shop	S	S	S	S	S	S	S	S	S
Retail establishment, general	L	L	L	L	L	L	L	L	L
Garden supply or landscaping center		N	N	Y	Y	Y	Y	Y	N
Home improvement center		N	N	S	S	S	Y	Y	Y
Secondhand store	S	S	S	S	S	S	S	S	S
Outdoor merchandise sales	S	S	S	S	S	S	S	S	S

Artist studio	Y	Y	Y	Y	Y	Y	Y	Y	Y
Adult retail establishment	N	N	N	N	N	N	S	S	N
HEALTH CARE AND SOCIAL ASSISTANCE USES									
Medical office	Y	Y	Y	Y	Y	Y	Y	Y	Y
Health clinic	S	S	S	S	S	S	S	S	S
Hospital	N	N	S	S	S	S	S	N	
Medical research laboratory		N	N	S	S	S	S	Y	N
Medical service facility		N	N	S	S	S	S	S	N
Social service facility	S	S	S	S	S	S	S	S	S
Emergency residential shelter		S	S	S	S	S	S	S	S
Nursing home	S	S	Y	Y	Y	Y	Y	S	
GENERAL SERVICE USES									
Personal service	Y	Y	Y	Y	Y	Y	Y	Y	Y
Business service	Y	Y	Y	Y	Y	Y	Y	Y	Y
Building maintenance service		N	N	S	S	S	Y	Y	Y
Catering service	Y	Y	Y	Y	Y	Y	Y	Y	Y
Funeral home	Y	Y	Y	Y	Y	Y	Y	Y	Y
Laundromat	Y	Y	Y	Y	Y	Y	Y	Y	Y
Dry cleaning establishment		Y	Y	Y	Y	Y	Y	Y	Y
Furniture and appliance rental and leasing						S	S	Y	Y
Household maintenance and repair service						Y	Y	Y	Y
Tool/equipment rental facility	Y	Y	Y	Y	Y	Y	Y	Y	Y
Animal Services									
Animal hospital/clinic	L	L	L	L	L	L	L	L	L
Animal boarding facility		L	L	L	L	L	L	L	L
Animal grooming or training facility					L	L	L	L	L
MOTOR VEHICLE USES									
Light Motor Vehicle									
Sales facility	N	N	S	S	S	Y	Y	S	
Rental facility	L	L	L	L	L	Y	Y	Y	
Repair facility	N	N	S	S	S	S	S	N	
Body shop	N	N	S	S	S	S	S	N	
Outdoor storage	N	N	S	S	S	S	S	N	
Wholesale facility	L	L	L	L	L	L	L	L	
Heavy Motor Vehicle									
Sales facility	N	N	S	S	S	S	S	N	
Rental facility	N	N	S	S	S	S	S	N	
Repair facility	N	N	N	N	N	S	S	N	
Body shop	N	N	N	N	N	S	S	N	
Outdoor storage	N	N	N	N	N	S	S	N	
General Motor Vehicle									
Filling station	N	N	S	S	S	S	S	N	
Car wash	N	N	L	L	L	L	L	N	
Drive-through facility		L	L	L	L	L	L	L	
Parking									
Parking lot, principal use		L	L	Y	L	S	Y	L	L
Parking lot, accessory use		Y	L	Y	L	L	Y	Y	Y

Parking structure, principal use	S	S	L	L	L	L	L	S											
Parking structure, accessory use		Y	L	Y	L	L	Y	Y	Y										
Heavy motor vehicle parking lot, principal use					N	N	S	S	S	S	S	S	N						
Heavy motor vehicle parking lot, accessory use						S	S	S	S	S	S	S	S						
ACCOMMODATION AND FOOD SERVICE USES																			
Bed and breakfast	Y	Y	Y	Y	Y	Y	Y	Y	Y										
Hotel, commercial	Y	Y	Y	Y	Y	Y	Y	Y	Y										
Hotel, residential	Y	Y	Y	Y	Y	Y	Y	Y	Y										
Tavern	L	L	Y	Y	Y	Y	Y	Y	L										
Assembly hall	S	S	S	S	S	S	S	S	S										
Restaurant, sit-down		Y	Y	Y	Y	Y	Y	Y	Y	Y									
Restaurant, fast-food/carry-out			L	L	L	L	L	L	L	L	L	L							
ENTERTAINMENT AND RECREATION USES																			
Park or playground		Y	Y	Y	Y	Y	Y	Y	Y	Y									
Festival grounds	N	N	N	N	N	N	N	N	N	N									
Recreation facility, indoor		S	S	S	S	S	S	S	S	S	S	S							
Recreation facility, outdoor			S	S	S	S	S	S	S	S	S	S	S						
Health club	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y									
Sports facility	N	N	S	S	S	S	S	S	N										
Gaming facility	N	N	N	N	N	N	N	N	N	N									
Theater	L	L	Y	Y	Y	Y	Y	Y	L										
Convention and exposition center		N	N	S	S	S	S	S	S	S	N								
Marina	Y	Y	Y	Y	Y	Y	Y	Y	Y										
Outdoor racing facility		N	N	N	N	N	N	N	N	N									
STORAGE, RECYCLING AND WHOLESALE TRADE USES																			
Recycling collection facility		S	S	S	S	S	S	S	S	S									
Mixed-waste processing facility		N	N	N	N	N	N	N	N	N	N								
Material reclamation facility		N	N	N	N	N	N	N	N	N									
Salvage operation, indoor		N	N	N	N	N	N	N	S	N									
Salvage operation, outdoor		N	N	N	N	N	N	N	N	N									
Wholesale and distribution facility, indoor						S	S	L	L	L	L	Y	S						
Wholesale and distribution facility, outdoor						N	N	S	S	S	S	S	N						
Storage Facilities																			
Indoor	S	S	L	L	L	L	Y	S											
Outdoor	N	N	S	S	S	S	S	N											
Hazardous materials	N	N	N	N	N	N	N	N											
TRANSPORTATION USES																			
Ambulance service	N	N	S	S	S	Y	Y	SN											
Ground transportation service	N	N	S	S	S	S	L	N											
Passenger terminal	N	N	Y	Y	Y	Y	Y	N											
Helicopter landing facility	N	N	S	S	S	S	S	N											
Airport	N	N	N	N	N	N	N	N											
Ship terminal or docking facility		N	N	N	N	N	N	N	N										
Truck freight terminal	N	N	N	N	N	N	N	N											
Railroad switching, classification yard or freight terminal										N	N	N	N	N	N	N	N	N	N
INDUSTRIAL USES																			
Manufacturing, light	N	N	L	L	L	L	L	N											

Manufacturing, heavy	N	N	N	N	N	N	N	N	N
Manufacturing, intense	N	N	N	N	N	N	N	N	N
Research and development	N	N	S	S	S	S	S	S	N
Processing or recycling of mined materials	N	N	N	N	N	N	N	N	N
Contractor's shop	N	N	L	L	L	L	L	N	
Contractor's yard	N	N	S	S	S	S	S	N	
AGRICULTURAL USES									
Plant nursery or greenhouse	S	S	S	S	S	S	S	S	S
Raising of crops or livestock	S	S	S	S	S	S	S	S	S
UTILITY AND PUBLIC SERVICE USES									
Broadcasting or recording studio	N	N	Y	Y	Y	Y	Y	Y	N
Transmission tower	L	L	L	L	L	L	L	L	
Water treatment plant	S	S	Y	Y	Y	Y	Y	S	
Sewage treatment plant	N	N	N	N	N	N	N	N	N
Power generation plant	N	N	N	N	N	N	N	N	N
Small wind energy system	S	S	S	S	S	S	S	S	S
>>Solar farm	S	S	S	S	S	S	S	Y<<<	
Substation/distribution equipment, indoor	L	L	L	L	L	L	L	L	L
Substation/distribution equipment, outdoor	N	N	Y	Y	Y	Y	Y	Y	N
TEMPORARY USES									
Seasonal market	L	L	L	L	L	L	L	L	
Temporary real estate sales office	L	L	L	L	L	L	L	L	L
Concrete/batch plant, temporary	L	L	L	L	L	L	L	L	L
Live entertainment special event	L	L	L	L	L	L	L	L	L

Part 13. Section 295-605-2-f-1-i of the code is created to read:

295-605. Design Standards.

2. PRINCIPAL BUILDING STANDARDS.

f. Building Height.

f-1. Exceptions to Height Limitations.

f-1-i. Solar farms and solar arrays.

Part 14. Section 295-605-3-e of the code is created to read:

3. ACCESSORY STRUCTURE STANDARDS.

e. Solar Arrays. A ground-mounted solar array that is more than 20 feet in height shall comply with the setback regulations for a principal building. A ground-mounted solar array that is 20 feet or less in height shall comply with the front setback requirement and be set back a minimum of 1.5 feet from all side, side street and rear lot lines.

Part 15. Table 295-703-1 of the code is amended to read:

Table 295-703-1 DOWNTOWN DISTRICTS USE TABLE

Y = Permitted Use L = Limited Use S = Special Use N = Prohibited Use Zoning

Districts

Uses C9A C9B C9C C9D C9E C9F C9G C9H

RESIDENTIAL USES

Single-family dwelling		Y	Y	L	L	L	L	N	
Two-family dwelling	Y	Y	L	L	L	L	L	N	
Multi-family dwelling	Y	Y	L	L	L	L	L	N	
Permanent supportive housing			Y	Y	Y	Y	Y	Y	N
Transitional housing	S	S	S	S	S	S	S	N	
Attached single-family dwelling			Y	Y	L	L	L	L	N
Live-work unit	Y	Y	L	L	L	L	S		
Mobile home	N	N	N	N	N	N	N		
Watchman/service quarters			N	N	N	N	N	N	Y
Family day care home	L	L	L	L	L	L	L	N	

GROUP RESIDENTIAL USES

Rooming house	S	S	S	S	S	S	S	N	
Convent, rectory or monastery			Y	Y	Y	Y	Y	Y	N
Dormitory	S	S	S	S	S	S	S	N	
Fraternity or sorority	S	S	S	S	S	S	S	N	
Adult family home	L	L	L	L	L	L	L	N	

Foster Homes

Foster family home	Y	Y	Y	Y	Y	Y	Y	N	
Small foster home	L	L	L	L	L	L	L	N	
Group home or group foster home				L	L	L	L	L	N

Shelter Care Facilities

Family shelter care facility	Y	Y	Y	Y	Y	Y	Y	N	
Small group shelter care facility			L	L	L	L	L	L	N
Large group shelter care facility	S	S	S	S	S	S	S	N	
Community living arrangement			L	L	L	L	L	L	N

EDUCATIONAL USES

Day care center	S	S	S	S	S	S	S	S	
School, elementary or secondary	Y	Y	Y	Y	S	Y	Y	S	
College	S	S	S	Y	S	S	Y	Y	
School, personal instruction		S	Y	Y	S	S	S	Y	S

COMMUNITY-SERVING USES

Library	Y	Y	Y	Y	S	Y	Y	N	
Cultural institution		L	L	Y	Y	S	Y	Y	N
Community center	S	S	S	S	S	S	S	S	
Religious assembly	Y	Y	Y	Y	L	Y	L	N	
Cemetery or other place of interment					N	N	N	N	N
Public safety facility	Y	Y	Y	Y	Y	Y	Y	Y	
Correctional facility	N	N	N	S	N	N	N	N	

COMMERCIAL AND OFFICE USES

General office	L	Y	Y	Y	L	Y	Y	Y	
Government office	L	Y	Y	Y	L	Y	Y	Y	

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

Repair facility	N	N	N	N	N	N	N	N	S					
Body shop	N	N	N	N	N	N	N	N	S					
Outdoor storage	N	N	N	N	N	N	N	N	S					
General Motor Vehicle														
Filling station	N	S	S	S	S	S	S	S	S					
Car wash	N	S	S	S	S	S	S	S						
Drive-through facility		N	S	S	S	S	S	S	S					
Parking														
Parking lot, principal use			S	S	S	L	S	S	L	S				
Parking lot, accessory use			L	S	S	L	S	S	L	S				
Parking structure, principal use			S	S	L	S	L	L	S	S				
Parking structure, accessory use				L	L	L	L	L	L	L				
Heavy motor vehicle parking lot, principal							N	N	S	S	S	S	Y	
Heavy motor vehicle parking lot, accessory								S	S	S	S	S	S	Y
ACCOMMODATION AND FOOD SERVICE USES														
Bed and breakfast	S	Y	Y	N	L	L	Y	N						
Hotel, commercial	S	Y	Y	Y	Y	Y	Y	N						
Hotel, residential	Y	Y	Y	N	Y	Y	Y	N						
Tavern	S	Y	Y	Y	Y	Y	Y							
Assembly hall	S	S	Y	Y	L	Y	Y	Y						
Restaurant, sit-down	L	Y	Y	Y	Y	Y	Y	Y	Y					
Restaurant, fast-food/carry-out			L	L	L	L	L	L	L	L				
ENTERTAINMENT AND RECREATION USES														
Park or playground	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Festival grounds	N	N	N	N	N	N	N	N	N					
Recreation facility, indoor	S	S	Y	Y	Y	Y	Y	Y	Y					
Recreation facility, outdoor			N	S	S	S	N	N	S	S				
Health club	L	L	Y	Y	L	Y	Y	Y						
Sports facility	S	S	Y	Y	Y	Y	Y	Y						
Gaming facility	S	S	S	S	S	S	S	S	S					
Theater	N	Y	Y	Y	Y	Y	Y	Y						
Convention and exposition center			N	N	N	Y	Y	Y	Y	N				
Marina	N	Y	Y	Y	Y	Y	Y	Y						
Outdoor racing facility			N	N	N	N	N	N	N	N				
STORAGE, RECYCLING AND WHOLESALE TRADE USES														
Recycling collection facility	N	S	S	N	N	N	S	S						
Mixed-waste processing facility			N	N	N	N	N	N	N	N				
Material reclamation facility			N	N	N	N	N	N	N	N				
Salvage operation, indoor	N	N	N	N	N	N	N	N						
Salvage operation, outdoor			N	N	N	N	N	N	N					
Wholesale and distribution facility, indoor							N	S	S	N	N	S	Y	Y
Wholesale and distribution facility, outdoor							N	N	N	N	N	N	N	N
Storage Facilities														
Indoor	N	S	S	N	N	S	Y	Y						
Outdoor	N	N	N	N	N	N	N	N						
Hazardous materials	N	N	N	N	N	N	N	N	N					
TRANSPORTATION USES														

Ambulance service	N	N	N	N	N	N	S	S
Ground transportation service	N	N	N	N	N	N	S	Y
Passenger terminal	S	S	S	S	S	S	Y	Y
Helicopter landing facility	N	S	S	S	S	S	S	S
Airport	N	N	N	N	N	N	N	N
Ship terminal or docking facility	N	N	N	N	N	N	Y	Y
Truck freight terminal	N	N	N	N	N	N	N	N
Railroad switching, classification yard or freight terminal	N	N	N	N	N	N	Y	Y
INDUSTRIAL USES								
Manufacturing, light	N	L	L	N	L	L	Y	Y
Manufacturing, heavy	N	N	N	N	N	N	N	N
Manufacturing, intense	N	N	N	N	N	N	N	N
Research and development	N	Y	Y	N	Y	Y	Y	Y
Processing or recycling of mined materials	N	N	N	N	N	N	N	N
Contractor's shop	N	N	N	N	N	N	S	Y
Contractor's yard	N	N	N	N	N	N	S	Y
AGRICULTURAL USES								
Plant nursery or greenhouse	N	N	N	N	N	N	N	S
Raising of crops or livestock	N	N	N	N	N	N	N	N
UTILITY AND PUBLIC SERVICE USES								
Broadcasting or recording studio	N	Y	Y	Y	L	Y	Y	Y
Transmission tower	L	L	L	L	L	L	L	L
Water treatment plant	S	S	S	S	S	S	S	S
Sewage treatment plant	S	S	S	S	S	S	S	S
Power generation plant	N	N	N	N	N	N	N	N
Small wind energy system	Y	Y	Y	Y	Y	Y	Y	Y
>>Solar farm	S	S	S	S	S	S	S	S<<
Substation/distribution equipment, indoor	S	S	S	S	S	S	S	Y
Substation/distribution equipment, outdoor	L	L	L	L	L	L	L	Y
TEMPORARY USES								
Seasonal market	L	L	L	L	L	L	L	L
Temporary real estate sales office	L	L	L	L	L	L	L	L
Concrete/batch plant, temporary	L	L	L	L	L	L	L	L
Live entertainment special event	L	L	L	L	L	L	L	L

Part 16. Section 295-705-2-c of the code is created to read:

295-705. Design Standards.

2. SETBACK REQUIREMENTS.

c. Solar Arrays. A ground-mounted solar array that is more than 20 feet in height shall comply with the setback regulations for a principal building. A ground-mounted solar array that is 20 feet or less in height shall comply with the front setback requirement and be set back a minimum of 1.5 feet from all side, side street and rear lot lines.

Part 17. Section 295-705-5-a-8 of the code is created to read:

5. BUILDING HEIGHT.

a. Exceptions to Height Limitations.

a-8. Solar farms and solar arrays.

Part 18. Table 295-803-1 of the code is amended to read:

Table 295-803-1 INDUSTRIAL DISTRICTS USE TABLE

Y = Permitted Use	L = Limited Use	S = Special Use	N = Prohibited Use	Zoning
Districts				
Uses	IO1/ IO2	IL1/ IL2	IM	IH
RESIDENTIAL USES				
Single-family dwelling		N N	Y	N
Two-family dwelling		N N	Y	N
Multi-family dwelling		N N	Y	N
Permanent supportive housing			N N	Y N
Transitional housing		N N	S	N
Attached single-family dwelling			N N	Y N
Live-work unit		N N	Y	N
Mobile home		N N	N	N
Watchman/service quarters			Y Y	Y Y
Family day care home		N N	Y	N
GROUP RESIDENTIAL USES				
Rooming house		N N	S	N
Convent, rectory or monastery			N N	Y N
Dormitory		N N	S	N
Fraternity or sorority		N N	S	N
Adult family home		N N	L	N
Foster Homes				
Foster family home		N N	Y	N
Small foster home		N N	L	N
Group home or group foster home			N N	L N
Shelter Care Facilities				
Family shelter care facility			N N	Y N
Small group shelter care facility				N N L N
Large group shelter care facility			N N	S N
Community living arrangement			N N	L N
EDUCATIONAL USES				
Day care center		S S	S S	
School, elementary or secondary			N N	S N
College		S S	S	N
School, personal instruction			S S	S N
COMMUNITY-SERVING USES				
Library		N N	Y	N
Cultural institution		N N	L	N

Community center	N	N	S	N				
Religious assembly		N	N	S	N			
Cemetery or other place of interment		N	N	N	N			
Public safety facility	Y	Y	Y	Y				
Correctional facility		N	N	N	N			
COMMERCIAL AND OFFICE USES								
General office	Y	Y	Y	L				
Government office		Y	Y	Y	L			
Bank or other financial institution			S	S	Y	N		
Currency exchange, payday loan or title loan agency			N	N	S	N		
Installment loan agency		N	N	S	N			
Cash-for-gold business		N	N	S	N			
Pawn shop	N	N	S	N				
Retail establishment, general		N	N	Y	N			
Garden supply or landscaping center		N	Y	Y	N			
Home improvement center		N	Y	Y	N			
Secondhand store	N	N	S	N				
Outdoor merchandise sales		N	N	L	N			
Artist studio	N	Y	Y	N				
Adult retail establishment		N	N	S	N			
HEALTH CARE AND SOCIAL ASSISTANCE								
Medical office	S	N	S	N				
Health clinic	L	N	S	N				
Hospital	N	N	N	N				
Medical research laboratory		Y	Y	Y	N			
Medical service facility		N	S	N	N			
Social service facility		N	S	S	N			
Emergency residential shelter		N	N	N	N			
Nursing home	N	N	N	N				
GENERAL SERVICE USES								
Personal service		N	N	Y	N			
Business service	Y	S	Y	N				
Building maintenance service		S	Y	S	N			
Catering service	S	Y	Y	N				
Funeral home	N	N	N	N				
Laundromat	N	N	Y	N				
Dry cleaning establishment		N	N	Y	N			
Furniture and appliance rental and leasing			N	N	Y	N		
Household maintenance and repair service			N	Y	Y	N		
Tool/equipment rental facility		N	Y	Y	N			
Animal Services								
Animal hospital/clinic		N	Y	L	Y			
Animal boarding facility		N	Y	L	Y			
Animal grooming or training facility		N	Y	L	Y			
MOTOR VEHICLE USES								
Light Motor Vehicle								
Sales facility	L	S	S	S				

Rental facility	L	S	S	S				
Repair facility	L	S	S	L				
Body shop	L	S	S	L				
Outdoor storage	L	Y	S	Y				
Wholesale facility	Y	Y	Y	Y				
Heavy Motor Vehicle								
Sales facility	L	Y	S	Y				
Rental facility	L	Y	S	Y				
Repair facility	L	L	S	L				
Body shop	L	L	S	L				
Outdoor storage	L	S	S	Y				
General Motor Vehicle								
Filling station	S	S	S	S				
Car wash	S	S	S	S				
Drive-through facility	S	S	S	S				
Parking								
Parking lot, principal use		Y	Y	L	Y			
Parking lot, accessory use		Y	Y	L	Y			
Parking structure, principal use		Y	Y	L	Y			
Parking structure, accessory use		Y	Y	L	Y			
Heavy motor vehicle parking lot, principal use	S	L	L	Y				
Heavy motor vehicle parking lot, accessory use	Y	Y	Y	Y				
ACCOMMODATION AND FOOD SERVICE USES								
Bed and breakfast	N	N	Y	N				
Hotel, commercial	L	N	Y	N				
Hotel, residential	N	N	Y	N				
Tavern	L	L	Y	L				
Assembly hall	S	S	S	N				
Restaurant, sit-down	L	L	Y	L				
Restaurant, fast-food/carry-out		L	L	L	L			
ENTERTAINMENT AND RECREATION USES								
Park or playground	S	S	S	S				
Festival grounds	N	N	N	N				
Recreation facility, indoor	N	S	S	N				
Recreation facility, outdoor	N	N	S	N				
Health club	L	L	Y	N				
Sports facility	N	S	S	N				
Gaming facility	N	S	N	N				
Theater	N	N	Y	N				
Convention and exposition center	S	N	S	N				
Marina	Y	Y	Y	Y				
Outdoor racing facility	N	N	N	S				
STORAGE, RECYCLING AND WHOLESALE TRADE USES								
Recycling collection facility	S	Y	S	Y				
Mixed-waste processing facility	N	L	S	L				
Material reclamation facility	N	N	N	L				
Salvage operation, indoor	L	L	L	L				

Salvage operation, outdoor	N	S	S	S				
Wholesale and distribution facility, indoor		Y	Y	Y	Y			
Wholesale and distribution facility, outdoor		S	Y	S	Y			
Storage Facilities								
Indoor	Y	Y	Y	Y				
Outdoor	N	Y	S	Y				
Hazardous materials	N	N	N	S				
TRANSPORTATION USES								
Ambulance service	Y	Y	S	Y				
Ground transportation service	S	Y	S	Y				
Passenger terminal	Y	Y	Y	Y				
Helicopter landing facility	S	S	S	S				
Airport	N	Y	N	N				
Ship terminal or docking facility	N	Y	N	Y				
Truck freight terminal	N	S	S	L				
Railroad switching, classification yard or freight terminal					N	Y	Y	Y
INDUSTRIAL USES								
Manufacturing, light	Y	Y	Y	Y				
Manufacturing, heavy	N	S	S	Y				
Manufacturing, intense	N	N	N	S				
Research and development	Y	Y	Y	Y				
Processing or recycling of mined minerals		N	N	N	S			
Contractor's shop	Y	Y	Y	Y				
Contractor's yard	S	Y	Y	Y				
AGRICULTURAL USES								
Plant nursery or greenhouse	Y	Y	Y	Y				
Raising of crops or livestock	Y	Y	Y	Y				
UTILITY AND PUBLIC SERVICE USES								
Broadcasting or recording studio	Y	S	Y	S				
Transmission tower	L	L	L	L				
Water treatment plant	Y	Y	Y	Y				
Sewerage treatment plant	N	Y	N	Y				
Power generation plant	N	S	N	Y				
Small wind energy system	Y	Y	Y	Y				
>>Solar farm	Y	Y	Y	Y				
Substation/distribution equipment, indoor		S	Y	S	Y			
Substation/distribution equipment, outdoor		L	Y	L	Y			
TEMPORARY USES								
Seasonal market	L	L	L	L				
Temporary real estate sales office	L	L	L	L				
Concrete/batch plant, temporary	L	L	L	L				
Live entertainment special event	L	L	L	L				

Part 19. Section 295-805-2-c of the code is created to read:

295-805. Industrial Design Standards.

2. PRINCIPAL BUILDING STANDARDS.

c. Exception to Height Limitations. Solar farms and solar arrays shall not be subject to any height limitations established by table 295-805-2.

Part 20. Section 295-805-3-d of the code is created to read:

3. ACCESSORY STRUCTURE STANDARDS.

d. Solar Arrays. A ground-mounted solar array that is more than 20 feet in height shall comply with the setback regulations for a principal building. A ground-mounted solar array that is 20 feet or less in height shall comply with the front setback requirement and be set back a minimum of 1.5 feet from all side, side street and rear lot lines.

Part 21. Table 295-903-2-a of the code is amended to read:

□

Table 295-903-2-a PARKS DISTRICT USE TABLE

Y = Permitted Use L = Limited Use S = Special Use N = Prohibited Use

Zoning District

Uses PK

RESIDENTIAL USES

Single-family dwelling N

Two-family dwelling N

Multi-family dwelling N

Permanent supportive housing N

Transitional housing N

Attached single-family dwelling N

Live-work unit N

Mobile home N

Watchman/service quarters N

Family day care home N

GROUP RESIDENTIAL USES

Rooming house N

Convent, rectory or monastery N

Dormitory N

Fraternity or sorority N

Adult family home N

Foster Homes

 Foster family home N

 Small foster home N

 Group home or group foster home N

Shelter Care Facilities

 Family shelter care facility N

 Small group shelter care facility N

 Large group shelter care facility N

Community living arrangement N

EDUCATIONAL USES

Day care center L
School, elementary or secondary Y
College Y
School, personal instruction S
COMMUNITY-SERVING USES
Library Y
Cultural institution L
Community center L
Religious assembly L
Cemetery or other place of interment N
Public safety facility Y
Correctional facility N
COMMERCIAL AND OFFICE USES
General office N
Government office Y
Bank or other financial institution N
Currency exchange, payday loan agency or title loan agency N
Installment loan agency N
Cash-for-gold business N
Pawn shop N
Retail establishment, general L
Garden supply or landscaping center N
Home improvement center N
Secondhand store N
Outdoor merchandise sales N
Artist studio N
Adult retail establishment N
HEALTH CARE AND SOCIAL ASSISTANCE
Medical office N
Health clinic N
Hospital N
Medical research laboratory N
Medical service facility N
Social service facility N
Emergency residential shelter N
Nursing home N
GENERAL SERVICE USES
Personal service N
Business service N
Building maintenance service N
Catering service N
Funeral home N
Laundromat N
Dry cleaning establishment N
Furniture and appliance rental and leasing N
Household maintenance and repair service N
Tool/equipment rental facility N

Animal Services

- Animal hospital/clinic N
- Animal boarding facility N
- Animal grooming or training facility N

MOTOR VEHICLE USES

Light Motor Vehicle

- Sales facility N
- Rental facility N
- Repair facility N
- Body shop N
- Outdoor storage N
- Wholesale facility N

Heavy Motor Vehicle

- Sales facility N
- Rental facility N
- Repair facility N
- Body shop N
- Outdoor storage N

General Motor Vehicle

- Filling station N
- Car wash N
- Drive-through facility N

Parking

- Parking lot, principal use S
- Parking lot, accessory use Y
- Parking structure, principal use S
- Parking structure, accessory use S
- Heavy motor vehicle parking lot, principal use N
- Heavy motor vehicle parking lot, accessory use N

ACCOMODATION AND FOOD SERVICE USES

Bed and breakfast N

Hotel, commercial N

Hotel, residential N

Tavern N

Assembly hall L

Restaurant, sit-down L

Restaurant, fast-food/carry-out L

ENTERTAINMENT AND RECREATION USES

Park or playground Y

Festival grounds N

Recreation facility, indoor Y

Recreation facility, outdoor Y

Health club N

Sports facility S

Gaming facility N

Theater L

Convention and exposition center S

Marina L
Outdoor racing facility N
STORAGE, RECYCLING AND WHOLESALE TRADE USES
Recycling collection facility N
Mixed-waste processing facility N
Material reclamation facility N
Salvage operation, indoor N
Salvage operation, outdoor N
Wholesale and distribution facility, indoor N
Wholesale and distribution facility, outdoor N
Storage Facilities
Indoor N
Outdoor N
Hazardous materials N
TRANSPORTATION USES
Ambulance service N
Ground transportation service N
Passenger terminal L
Helicopter landing facility N
Airport N
Ship terminal or docking facility N
Truck freight terminal N
Railroad switching, classification yard or freight terminal N
INDUSTRIAL USES
Manufacturing, light N
Manufacturing, heavy N
Manufacturing, intense N
Research and development N
Processing or recycling of mined materials N
Contractor's shop N
Contractor's yard N
AGRICULTURAL USES
Plant nursery or greenhouse L
Raising of crops or livestock Y
UTILITY AND PUBLIC SERVICE USES
Broadcasting or recording studio N
Transmission tower L
Water treatment plant Y
Sewerage treatment plant N
Power generation plant N
Small wind energy system Y
>>Solar farm Y<<
Substation/distribution equipment, indoor S
Substation/distribution equipment, outdoor L
TEMPORARY USES
Seasonal market L
Temporary real estate sales office N

- Concrete/batch plant, temporary L
- Live entertainment special event L

Part 22. Section 295-903-3-c of the code is amended to read:

295-903. Parks District (PK).

3. DESIGN STANDARDS.

c. Accessory Building Standards. All accessory buildings shall have setbacks of at least 25 feet from all property lines. >>However, a ground-mounted solar array that is 20 feet or less in height shall comply with the front setback requirement and be set back a minimum of 1.5 feet from all side, side street and rear lot lines.<< .

Part 23. Table 295-905-2-a of the code is amended to read:

Table 295-905-2-a INSTITUTIONAL DISTRICT USE TABLE

Y = Permitted Use	L = Limited Use	S = Special Use	N = Prohibited Use
Zoning District			
Uses TL			
RESIDENTIAL USES			
Single-family dwelling	N		
Two-family dwelling	N		
Multi-family dwelling	N		
Permanent supportive housing		N	
Transitional housing	S		
Attached single-family dwelling		N	
Live-work unit	N		
Mobile home	N		
Watchman/service quarters		Y	
Family day care home	N		
GROUP RESIDENTIAL USES			
Rooming house	S		
Convent, rectory or monastery		Y	
Dormitory	Y		
Fraternity or sorority	S		
Adult family home	N		
Foster Homes			
Foster family home	N		
Small foster home	N		
Group home or group foster home			L
Shelter Care Facilities			
Family shelter care facility	N		
Small shelter care facility	L		
Large shelter care facility	S		
Community living arrangement			L
EDUCATIONAL USES			

Day care center L
School, elementary or secondary Y
College Y
School, personal instruction Y
COMMUNITY-SERVING USES
Library Y
Cultural institution Y
Community center S
Religious assembly Y
Cemetery or other place of interment Y
Public safety facility Y
Correctional facility S
COMMERCIAL AND OFFICE USES
General office Y
Government office Y
Bank or other financial institution L
Currency exchange, payday loan agency or title loan agency S
Installment loan agency S
Cash-for-gold business S
Pawn shop S
Retail establishment, general L
Garden supply or landscaping center N
Home improvement center N
Secondhand store N
Outdoor merchandise sales N
Artist studio Y
Adult retail establishment N
HEALTH CARE AND SOCIAL ASSISTANCE
Medical office Y
Health clinic S
Hospital S
Medical research laboratory Y
Medical service facility S
Social service facility S
Emergency residential shelter S
Nursing home Y
GENERAL SERVICE USES
Personal service L
Business service L
Building maintenance service S
Catering service S
Funeral home Y
Laundromat S
Dry cleaning establishment S
Furniture and appliance rental and leasing N
Household maintenance and repair service N
Tool/equipment rental facility N

Animal Services

- Animal hospital/clinic N
- Animal boarding facility N
- Animal grooming or training facility N

MOTOR VEHICLE USES

Light Motor Vehicle

- Sales facility N
- Rental facility N
- Repair facility N
- Body shop N
- Outdoor storage N
- Wholesale facility N

Heavy Motor Vehicle

- Sales facility N
- Rental facility N
- Repair facility N
- Body shop N
- Outdoor storage N

General Motor Vehicle

- Filling station N
- Car wash N
- Drive-through facility L

Parking

- Parking lot, principal use S
- Parking lot, accessory use Y
- Parking structure, principal use S
- Parking structure, accessory use S
- Heavy motor vehicle parking lot, principal use N
- Heavy motor vehicle parking lot, accessory use N

ACCOMODATION AND FOOD SERVICE USES

- Bed and breakfast S
- Hotel, commercial N
- Hotel, residential N
- Tavern N
- Assembly hall S
- Restaurant, sit-down Y
- Restaurant, fast-food/carry-out L

ENTERTAINMENT AND RECREATION USES

- Park or playground Y
- Festival grounds Y
- Recreation facility, indoor S
- Recreation facility, outdoor S
- Health club Y
- Sports facility S
- Gaming facility N
- Theater N
- Convention and exposition center S

Marina Y
Outdoor racing facility N
STORAGE, RECYCLING AND WHOLESALE TRADE USES
Recycling collection facility S
Mixed-waste processing facility N
Material reclamation facility N
Salvage operation, indoor N
Salvage operation, outdoor N
Wholesale and distribution facility, indoor N
Wholesale and distribution facility, outdoor N
Storage Facilities
Indoor N
Outdoor N
Hazardous materials N
TRANSPORTATION USES
Ambulance service Y
Ground transportation service N
Passenger terminal Y
Helicopter landing facility S
Airport N
Ship terminal or docking facility N
Truck freight terminal N
Railroad switching, classification yard or freight terminal N
INDUSTRIAL USES
Manufacturing, light N
Manufacturing, heavy N
Manufacturing, intense N
Research and development S
Processing or recycling of mined materials N
Contractor's shop N
Contractor's yard N
AGRICULTURAL USES
Plant nursery or greenhouse S
Raising of crops or livestock S
UTILITY AND PUBLIC SERVICE USES
Broadcasting or recording studio Y
Transmission tower L
Water treatment plant Y
Sewerage treatment plant Y
Power generation plant S
Small wind energy system Y
>>Solar farm Y<<
Substation/distribution equipment, indoor Y
Substation/distribution equipment, outdoor L
TEMPORARY USES
Seasonal market L
Temporary real estate sales office L

Concrete/batch plant, temporary L
Live entertainment special event L

Part 24. Table 295-1015-3-a of the code is amended to read:

Table 295-1015-3-a LAKEFRONT OVERLAY ZONE USE TABLE
Y = Permitted Use L = Limited Use S = Special Use Overlay Zone

Uses	LF
EDUCATIONAL USES	
Day care center	L
COMMUNITY-SERVING USES	
Library	Y
Cultural institution	Y
Community center	L
COMMERCIAL AND OFFICE USES	
General office	S
Government office	Y
Retail establishment, general	L
MOTOR VEHICLE USES	
Parking lot, principal use	S
Parking lot, accessory use	Y
Parking structure, principal use	S
Parking structure, accessory use	S
ACCOMMODATION AND FOOD SERVICE USES	
Bed and breakfast	S
Tavern	S
Assembly hall	L
Restaurant, sit-down	L
Restaurant, fast-food/carry-out	L
ENTERTAINMENT AND RECREATION USES	
Park or playground	Y
Festival grounds	Y
Recreation facility, indoor	S
Recreation facility, outdoor	S
Theater	S
Marina	L
TRANSPORTATION USES	
Passenger terminal	Y
Helicopter landing facility	S
Ship terminal or docking facility	S
UTILITY AND PUBLIC SERVICE USES	
Transmission tower	L
Water treatment plant	Y
Small wind energy system	Y
>>Solar farm	S<<
Substation/distribution equipment, indoor	S
Substation/distribution equipment, outdoor	L

TEMPORARY USES

Seasonal market L

Live entertainment special event L

Part 25. Section 295-1015-3-c-3 of the code is amended to read:

295-1015. Lakefront Overlay Zone (LF).

3. STANDARDS.

c. Design Standards.

c-3. Accessory Building Standards. Accessory buildings shall have setbacks of at least 25 feet from all property lines. >>However, a ground-mounted solar array that is 20 feet or less in height shall comply with the front setback requirement and be set back a minimum of 1.5 feet from all side, side street and rear lot lines.<<

APPROVED AS TO FORM

Legislative Reference Bureau

Date: _____



I, James R. Owczarski, City Clerk -, City Clerk, do hereby certify that the foregoing is a true and correct copy of a(n) Ordinance Passed by the COMMON COUNCIL of the City of Milwaukee, Wisconsin on November 27, 2012, published on December 13, 2012, effective December 14, 2012.

James R. Owczarski, City Clerk -

December 11, 2012

Date Certified