

Appendix B - Land Use Descriptions

Working Draft (04-16-2025)

Series	Land Use
1	Residential
1.01	Boardinghouse
Description: A place where lodging is furnished by pre-arrangement for compensation for 4 or more people, not members of the household unit, but not exceeding 11 people and not open to transient customers. Occupants of a boarding house may or may not have access to common kitchen facilities or be provided with common meals.	
1.02	Live/work dwelling
Description: A building or a portion of a building that combines a residential dwelling with a commercial activity operated by the resident. Note: Also known as work/live	
1.03	Manufactured home park
Description: A place with 2 or more designated pads (i.e., lots) for lease or rent to the general public for the placement of a mobile home or a manufactured home.	
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1.04	Mixed-use residential
Description: One or more dwelling units situated within a commercial building.	
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1.05	Multi-family, 2 units
Description: A building containing 2 dwelling units that is situated on one lot. The term includes various construction types including modular, panelized, pre-cut, and site built. The units may be in a single ownership or owned separately as in a condominium. Note: Also known as duplex.	
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1.06	Multi-family, 3 to 4 units
Description: A building containing 3 to 4 dwelling units that is situated on one lot. The term includes various construction types including modular, panelized, pre-cut, and site built. The units may be in a single ownership or owned separately as in a condominium.	
1.07	Multi-family, 5 or more units
Description: A building containing more than 15 dwelling units that is situated on one lot. The term includes various construction types including modular, panelized, pre-cut, and site built. The units may be in a single ownership or owned separately as in a condominium.	
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1.08	Single-family dwelling
Description: A building containing one dwelling unit that is situated on one lot and is not attached to any other dwelling unit by any means. The term includes manufactured homes and other construction types including modular, panelized, pre-cut, and site built. The term does not include mobile homes.	
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1.09 Townhouse, 2 units

Description: A building containing 2 dwelling units that are separated by a party wall that extends from the ground to the roof and each of the units are located on a separate lot and have a separate entrance.

Note: Also known as twin home or single-family attached

1.10 Townhouse, 3 to 4 units

Description: A building containing 3 to 4 dwelling units that are separated by a party wall that extends from the ground to the roof and each of the units are located on a separate lot and have a separate entrance.

Note: Also known as single-family attached or rowhouse



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1.11 Townhouse, 5 or more units

Description: A building containing 5 or more dwelling units that are separated by a party wall that extends from the ground to the roof and each of the units are located on a separate lot and have a separate entrance.

Note: Also known as single-family attached or rowhouse



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2 Special Care Residential

2.01 Assisted living center

Description: A place where individuals, generally 55 years of age or older, may occupy independent dwelling units. The units may be rented or owned as in a condominium. This use may include common areas for dining and entertainment and limited on-site commercial and medical facilities for the exclusive use of residents.



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2.02 Community living arrangement, 8 or fewer residents

Description: Any one of the following with 8 or fewer residents (1) a residential care center for children and youth as defined in § 48.02 (15d), Wis. Stats., operated by a child welfare agency licensed under § 48.60, Wis. Stats.; (2) a group home for children as defined in § 48.02 (7), Wis. Stats.; and (3) a community-based residential facility as defined in § 50.01 (lg), Wis. Stats. The term does not include adult family homes, as defined in § 50.01, Wis. Stats.

2.03 Community living arrangement, 9 to 15 residents

Description: Any one of the following with more than 8 but fewer than 16 residents (1) a residential care center for children and youth as defined in § 48.02 (15d), Wis. Stats., operated by a child welfare agency licensed under § 48.60, Wis. Stats.; (2) a group home for children as defined in § 48.02 (7), Wis. Stats.; and (3) a community-based residential facility as defined in § 50.01 (lg), Wis. Stats. The term does not include adult family homes, as defined in § 50.01, Wis. Stats.

2.04 Community living arrangement, more than 15 residents

Description: Any one of the following with more than 15 residents (1) a residential care center for children and youth as defined in § 48.02 (15d), Wis. Stats., operated by a child welfare agency licensed under § 48.60, Wis. Stats.; (2) a group home for children as defined in § 48.02 (7), Wis. Stats.; and (3) a community-based residential facility as defined in § 50.01 (lg), Wis. Stats. The term does not include adult family homes, as defined in § 50.01, Wis. Stats.

2.05 Hospice care center

Description: A facility that provides palliative and supportive care and a place of residence for individuals with terminal illness and provides or arranges for short-term inpatient care as needed.

Note: See § 50.90 (1), Wis. Stats.

2.06 Nursing home

Description: A place where 5 or more persons who are not related to the operator or administrator reside, receive care or treatment and, because of their mental or physical condition, require 24-hour nursing services, including limited nursing care, intermediate level nursing care, and skilled nursing services. The term does not include (1) a convent or facility owned or operated exclusively by and for members of a religious order that provides reception and care or treatment of an individual, (2) a hospice as defined in state law, or (3) a residential care apartment complex as defined in state law.

Note: See § 50.01 (3), Wis. Stats.

2.07 Residential shelter care facility

Description: A place where individuals and families live on a temporary basis (not exceeding 60 days) and may receive supportive services including counseling and life-skills training. Residents typically receive housing at little or no cost, unrelated residents may share sleeping rooms, meals may or may not be provided, and

unrelated residents may or may not share bathroom facilities. Residents may be the homeless, people seeking immediate refuge from violence or abuse, people rendered shelterless by natural disasters or calamity, or other people that by some atypical circumstance have been displaced from their normal or permanent residence. Residential shelter care facilities are not intended to provide transitional housing.

Temporary note: A definition for "transitional housing" may be needed.

3 General Commercial

3.01 Adult-oriented establishment

Description: An establishment or business described, regulated, and licensed in Chapter 4 of the municipal code.

3.02 Artisan retreat

Description: A commercial enterprise where artisans or people associated with applied arts and crafts can gather for learning and sharing with overnight accommodations for not more than 12 guests on less than a weekly basis. The building may include one or more common work areas for crafting along with rooms for sleeping, cooking, dining, and socializing.

3.03 Auto body shop

Description: A facility primarily engaged in the repair, painting, and restoration of vehicle bodies, frames, and exteriors, including dent removal, collision repair, and refinishing. Such work may include related activities such as welding, sanding, and parts replacement but do not typically engage in general mechanical repairs beyond those necessary for bodywork.

Note: Also known as collision repair shop and body shop

3.04 Banquet hall

Description: An establishment that consists of an enclosed building, or portion of an enclosed building, regularly available for the purpose of hosting group gatherings, seminars, business events, weddings, or other similar activity or events. The facility may have a kitchen for food preparation and a bar for serving alcohol. By definition this use is generally not open for regular food or beverage service.



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3.05 Body art studio

Description: A commercial establishment primarily engaged in the application of tattoos; insertion of jewelry, or the like, into various parts of the body; and related skin care and hygiene practices.

Note: Also known as a tattoo parlor or body-piercing studio



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3.06 Business incubator

Description: A place where multiple start-up companies can operate within a single building for a defined period of time typically not exceeding two years. While each of the participating companies may have their own defined space, a business incubator will often have office space for the operator and common areas for the start-up companies including conference rooms, co-work areas, an employee lounge, copying and computer services, 3D printers, light machinery, and the like. In addition to a physical space, a business incubator provides access to business resources such as mentors, networking opportunities, training and educational programs, and other forms of material support. A business incubator can be operated by a university or other secondary school, governmental agency, non-profit organization, or private company.

3.07 Car wash

Description: An enclosed building or a part of an enclosed building that has facilities for washing automobiles and light trucks by using production line methods or partial hand washing.



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3.08 Commercial drone delivery hub

Description: A place with one or more designated drone staging areas for use by vertical-lift drones that distribute commercial goods by air.

3.09 Commercial greenhouse

Description: A place where fruit, vegetables, flowers, and other types of plants are grown within an enclosed building for commercial purposes, whether using sunlight or artificial lighting. Plants grown on site may be sold at retail along with other related merchandise provided the sale of such merchandise is clearly subordinate to the sale of plants.



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3.10 Commercial kennel

Description: A place where dogs, cats, and other household pets are maintained, boarded, bred, or cared for, in return for payment or other remuneration, or kept for the purpose of sale.



3.11 Community cultural facility

Description: A place where people may gather for studying, reading, personal education, or viewing the visual arts. The term includes libraries, museums, art galleries, and observatories. The term does not include performing arts.



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3.12 Craft brewery, winery, distillery

Description: An establishment where beer, malt beverages, wine, mead, and/or spirits are made in small batches and then sold onsite and distributed off-site. This use may also include a restaurant.

Temporary note: Description from consultant



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3.13 Equipment sales and rental, heavy

Description: A place where large equipment that is normally stored outdoors is offered for sale, lease, or rent. Typical items include modular buildings, trucks and trailers, vertical lifts, skid loaders, forklifts, backhoes, excavators, and other types of heavy equipment.

Note: In contrast see equipment rental, light (Series 3.14)

3.14 Equipment sales and rental, light

Description: A place where equipment is offered for rent and related supplies are offered for retail sale or rent. Items for rent or sale are predominantly stored indoors and may include hand tools, party equipment, and lawn and yard equipment.

Note: In contrast see equipment rental, heavy (Series 3.13)

3.15 Financial services

Description: A place where financial and banking services are offered. The term includes banks, savings and loan institutions, other lending institutions, auto title loan businesses, and payday loan businesses.

3.16 Funeral establishment

Description: A place where the deceased may be prepared for off-site burial or on-site cremation, and people may gather for visitation or funeral ceremonies. The indoor display of funeral equipment may also occur. The term includes mortuaries.

3.17 Garden or landscaping center

Description: An establishment where landscape and garden plants, sod, and related supplies are sold at retail. The term includes loading and unloading of bulk rock, mulch, soil, or similar materials utilizing heavy equipment. The term does not include the sale or rental of any large machinery a landscape contractor may use.

3.18 General and professional services

Description: A place where services not otherwise included in any other service type category are offered. The term includes photography studios, weight loss centers, commercial postal services, pet grooming shops, photocopying and printing services, linen services, dry cleaning services, and diaper services. The term does not include personal services.

3.19 Indoor entertainment

Description: A place where entertainment is offered within an enclosed building. The term includes theaters, movie theaters, dance halls, and theaters for performing arts. The term does not include adult-oriented establishments.



3.20 Indoor recreation

Description: A place where recreational activities are offered within an enclosed building. The term includes bowling alleys, skating rinks, billiard and pool halls, arcades, and escape rooms.

3.21 Indoor shooting range

Description: An indoor area specifically designed for target practice with firearms and archery.



3.22 Instructional studio

Description: A place where instruction, training, or tutelage is offered in such areas as gymnastics, dance, art, music, and martial arts.

3.23 Multipurpose business

Description: Multipurpose business uses are primarily oriented to those businesses that require an office/reception/display area and a larger storage area for stock goods, materials, equipment, and supplies. With the exception of loading and parking facilities, such land uses are contained entirely within an enclosed building. Examples of potential businesses include plumbing or electrical contractor, product sales representative, and small-scale warehousing.

3.24 Office

Description: A place where employees primarily perform administrative functions. ~~Examples include real estate, insurance, information technology, accounting, architecture, engineering, and similar.~~ The term does not include any other similar use that is otherwise included in Appendix B.



3.25 Overnight lodging

Description: A place where individual guest rooms with private bathrooms are offered to transient guests for rent. This use may also include (1) recreational/fitness rooms and a food service area for the exclusive use of guests and (2) banquet facilities for meetings and other gatherings. The term includes hotels and motels but does not include bed and breakfasts, short-term rentals, or tourist rooming houses.

3.26 Package delivery/pickup hub

Description: A stand-alone facility where deliveries can be dropped off in a secure lockbox and recipients can pick up their packages. Delivery/pickup hubs are located in or near high-density residential developments and commercial centers or collocated with a park and ride lot or another commercial business. The term does not include a facility located in another business (e.g., retail store) as a subordinate use.

3.27 Personal service

Description: A place where services not otherwise included in any other service type category are offered directly to an individual by appointment or as a walk-in. The term includes beauty shops, barber shops, nail salons, and massage establishments. The term does not include adult-oriented establishment which is a separate and different use.

3.28 Public EV charging facility

Description: A place with **6** or more EV charging stations that is open to the traveling public. This use may be located on a free-standing parcel or located with a parking lot associated with a commercial, institutional, or industrial use.

3.29 Restaurant

Description: A place where food and beverages are offered for retail sale for on-site or off-site consumption, and where the on-site consumption of fermented malt beverages, wine, or liquor, if any, is clearly secondary and subordinate to the sale of food and nonalcoholic beverages. A restaurant may also prepare food as part of a catering business. The term does not include a grocery store with a food service section.



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3.30 Retail sales, 15,000 square feet or less

Description: One or more establishments providing retail services in a single building with a floor area of 15,000 square feet or less. The goods offered for sale are primarily stored inside of an enclosed building. Examples include baked goods stores, candy/confectionary stores, clothing stores, pharmacies, florists, fruit and/or vegetable stores, bookstores, gift stores, grocery stores, hardware stores, hobby shops, meat, fish or poultry markets, optical stores, art studios, shoe stores, soda and ice cream stores, sporting goods stores, and variety stores. The term does not include adult-oriented establishments, or any other retail use specifically defined in Appendix B.



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3.31 Retail sales, more than 15,000 square feet

Description: One or more establishments providing retail services in a single building with a floor area of more than 15,000 square feet. The goods offered for sale are primarily stored inside of an enclosed building. Examples include baked goods stores, candy/confectionary stores, clothing stores, pharmacies, florists, fruit and/or vegetable stores, bookstores, gift stores, grocery stores, hardware stores, hobby shops, meat, fish or poultry markets, optical stores, art studios, shoe stores, soda and ice cream stores, sporting goods stores, and variety stores. The term does not include adult-oriented establishments, or any other retail use specifically defined in Appendix B.

3.32 Secondhand store

Description: A place where previously owned household items are sold at retail. The term includes antique stores and consignment stores.



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3.33 Shared-use kitchen

Description: A commercial-grade kitchen that is open to community groups and local food entrepreneurs who produce food products for sale to restaurants, food stores, and other outlets that will sell the product to the ultimate consumer. A shared-use kitchen can be operated by a university or other secondary school, governmental agency, non-profit organization, or private company.

3.34 Tavern

Description: A place where fermented malt beverages, wine, or liquor are offered for retail sale for on-site consumption and where food consumption, if any, is clearly secondary and subordinate to the sale of alcoholic beverages. The term includes bar, drinking establishment, lounge, pub, and sports bar.



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3.35 Tobacco/vape/smoke store

Description: A commercial establishment specializing in the retail sale of tobacco, cigarettes, cigars, vapes, paraphernalia and associated items, including the small-scale blending of tobacco. The term does not include a retail store where the sale of tobacco, cigarettes, cigars, vapes, paraphernalia and associated items is not the primary retail offering (e.g., grocery store, gas station).

3.36 Truck stop

Description: A place where fuels primarily for tractor trucks are offered for retail sale. Ancillary uses are limited to retail sale of motor vehicle fuel for cars, motorcycles, and light trucks; retail sale of food and beverages; a restaurant; sleeping quarters; overnight parking; a truck wash; truck scales; tire repair and sales; light maintenance activities, such as engine tune-ups, lubrication, and minor repairs; and other incidental uses customarily associated with a truck stop. The term does not include transferring or off-loading of goods, or long-term storage or parking of vehicles.

3.37 Truck wash

Description: An enclosed building or a part of an enclosed building that has facilities for washing RVs, trucks, and heavy equipment by using production line methods or partial hand washing.



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3.38 Truck-trailer rental establishment

Description: A place where trucks, utility trailers, and related items are kept and rented out, generally to those moving their personal and household belongings. This use may include the repair of such vehicles and trailers as a subordinate use.



3.39 Vehicle fuel station

Description: A place where fuel for cars, motorcycles, and light trucks is offered for retail sale. Ancillary uses may include the retail sale of food and beverages and light maintenance activities, such as engine tune-ups, lubrication, and minor repairs. The term does not include truck stops (Series 3.38) or similar uses.



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3.40 Vehicle repair shop

Description: A place where motor vehicles, such as cars, motorcycles, and light trucks, are typically left overnight for maintenance, service, or repair. Typical services include transmission repair, vehicle upholstery, engine repair and overhauls, and similar activities. The term does not include autobody work and painting (Series [redacted]).



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3.41 Vehicle sales and service

Description: A place where new and used cars, light trucks, and motorcycles are offered for rent, sale, lease, or exchange, or are taken on consignment. This use may include the repair of such vehicles as a subordinate use. The display of heavy machinery, construction equipment, boats, recreational vehicles (RVs), snowmobiles, all-terrain vehicles (ATVs) and similar are not allowed.



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3.42 Vehicle service establishment

Description: A place where motor vehicles, such as cars, motorcycles, and light trucks are serviced while the owner waits and typically are not left overnight. Examples include quick lube/oil change facilities, tire stores, and vehicle detailing. The term does not include car wash which is a separate and distinct use.



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3.43 Veterinary clinic

Description: A place where medical services for small household animals are offered. This use may include office space, medical labs, appurtenant facilities, and indoor enclosures for animals under the immediate medical care of a veterinarian. The term includes pet clinics, dog and cat hospitals, and animal hospitals.

4 Government and Community Services

4.01 Administrative government center

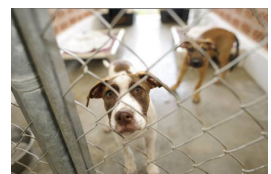
Description: A place where government employees perform administrative functions. The term includes administrative offices, post offices, and courthouses.



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4.02 Animal shelter

Description: A facility that provides temporary housing, care, and adoption services for stray, abandoned, or surrendered animals.



4.03 Birth center

Description: A facility performing low-risk deliveries that is not a health care center or clinic. Additional services provided may include prenatal care, parenting classes, and postpartum care.

4.04 Cemetery

Description: A place where human remains may be buried or interred. Accessory uses may include columbariums, crematories, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of such area.



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4.05 Community center

Description: A place where short-term and intermittent meetings or gatherings of individuals are held for purposes of sharing information, entertainment, social service, or similar activities. The term includes senior centers; neighborhood recreational centers; fraternal, social, or civic clubs; lodges; and union halls.

4.06 Community garden

Description: A place where a group of unrelated individuals grow vegetables, fruits, and flowers for their personal use. A community garden can be divided into individual plots of land for the exclusive use of the person assigned each plot, or the entire garden may be a cooperative effort of any number of people, or a combination thereof.



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4.07 Conference - exposition center

Description: A place specifically designed for trade shows, conferences, and expositions, but does not include any rooms to house attendees.

4.08 Correctional facility

Description: A secure facility where individuals convicted of crimes are held to serve their sentences.

Note: Also known as jail, prison, penitentiary

4.09 Day care center

Description: A place licensed as a day care by the state where care is provided for 9 or more children. This use may include outdoor play areas, playhouses, and related recreational equipment, such as swings, slides, basketball hoops, and jungle gyms.

Note: A family day care home (4-8 children) is considered an accessory use and is therefore listed in Series B.



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4.10 Food pantry

Description: A place where stocks of food, typically basic provisions, are stored and supplied free of charge to people in need, by a nonprofit or charitable organization. A food pantry is not typically open to the public for extended periods like a grocery store, but operates on a limited basis (e.g., days per week and/or hours per day). A food pantry may include ancillary office space related to this use.

Note: Also known as food bank



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4.11 Golf course

Description: A place where individuals, for a fee or other consideration, play golf outdoors. This use may include one or more buildings and other structures directly related to the operation of this use, such as an office, game room with snack bar, and buildings for housing maintenance equipment, supplies, and related materials.



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4.12 Health care center (hospital)

Description: A place where medical treatment, or nursing, rehabilitative, or preventative care is offered. The term includes ambulatory surgical facilities, hospitals, kidney treatment centers, long-term care facilities, medical assistance facilities, mental health centers, outpatient facilities, public health centers, and rehabilitation facilities.



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4.13 Health care clinic

Description: A place where medical services are offered, and patients do not stay overnight. The term includes dental clinics, medical offices, chiropractic offices, acupuncture centers, and sports medicine facilities. The term does not include those uses as classified as a health care center.



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4.14 House museum

Description: A single-family house that has been transformed into a museum recognized as such by the Wisconsin Historical Society or the City's Historic Commission.



4.15 Marina

Description: A place where watercraft may dock on a temporary or permanent basis and includes boat ramps, hoist machinery, and related launching facilities. Related services include retail sale of fuel for watercraft and supplies and servicing and repair of watercraft. The term does not include dry boat storage.



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4.16 Outdoor recreation

Description: A place where outdoor recreational activities are offered. The term includes miniature golf, batting cages, water parks, and amusement parks. The term does not include driving ranges and golf courses, parks, shooting ranges, and recreational trails.



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4.17 Park, dog

Description: An outdoor area where dogs can play, exercise, and socialize off-leash usually in a fenced enclosure. A dog park may be divided into separate areas for small and large dogs and may include various amenities such as benches for owners, waste disposal stations, water fountains for dogs, agility equipment, and shade structures.

4.18 Park, general

Description: A place set aside for passive recreation and other low-impact leisure activities. Examples of features include playgrounds, pavilions, play fields, picnic areas with open-sided shelters, multi-purpose trails, sledding hills, and ice-skating rinks, ball and racquet fields and courts, indoor and outdoor swimming pools, beaches, and boat launches. A park may be operated by a public entity for the benefit of the general public or by a homeowners association for the benefit of its members.



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4.19 Place of worship (religious facility)

Description: A place where people can regularly assemble for religious worship and associated activities and which is operated by an entity with tax-exempt status. The term includes sanctuaries, chapels, cathedrals, churches, synagogues, and temples and other onsite accessory buildings such as parsonages, friaries, convents, fellowship halls, and rectories. The term does not include day care centers, community recreation facilities, dormitories, private educational facilities, emergency shelters, and health care facilities.



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4.20 Public safety facility

Description: A place where public safety services are offered. The term includes ambulance services, fire stations, police stations, and jails. The term does not include correctional facilities.



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4.21 Recreational trail

Description: A linear path, not otherwise part of a public park, that is dedicated to non-motorized recreational uses such as hiking, biking, and cross-country skiing.



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4.22 School, K-12

Description: A place where primary and secondary educational opportunities are offered. The term includes preschools, elementary schools, junior high schools, and high schools.



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4.23 School, post-secondary

Description: A place where post-secondary educational opportunities are offered. The term includes colleges, universities, community colleges, and vocational schools.

4.24 Sheltered workshop

Description: A supervised workplace designed to provide employment and vocational training for individuals with disabilities. It offers a supportive environment with accommodations to help workers develop skills, gain work experience, and achieve greater independence.

5 Transportation

5.01 Airport

Description: A place, recognized by the Wisconsin Department of Transportation as a public-use airport, where airplanes, helicopters, or similar aircraft may land and takeoff. This use may also include facilities for the housing and maintenance of the same and facilities for passenger ticket sales and accessory food service areas primarily intended for pilots and passengers.



5.02 Park and ride lot

Description: A designated place where people can park their motor vehicles for a short duration to board public transportation or to carpool or vanpool.



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5.03 Parking structure

Description: A multi-level structure where motor vehicles associated with an on-site or an off-site use may be parked for a short duration. It may be available to the public or reserved to accommodate parking for a specific purpose.



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5.04 Railroad

Description: A linear strip of land with rail tracks and auxiliary facilities for track operation such as signal bungalows that is used to transfer commodities and/or passengers over long distances. The term does not include passenger stations, freight terminals, loading platforms, train sheds, warehouses, car or locomotive maintenance shops, and railroad switching yards.



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5.05 Railroad switching/maintenance yard

Description: An area located along a railroad where trains are disassembled, sorted, and reassembled based on their destinations or cargo types. A railroad switching yard may include (1) multiple tracks for arriving and departing trains, (2) multiple classification tracks for sorting and staging railcars, (3) a control tower for monitoring the movement of trains and switching operations, (4) one or more buildings for maintaining equipment and storing materials, (5) a roundhouse, intermodal trucking operations, and (6) administrative offices.

Note: Also known as a classification yard

5.06 Transit center

Description: A place where passengers can board mass transit. This use may include facilities for ticket sales and accessory food service areas primarily intended for passengers.



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6 Industrial & Storage

6.01 Artisan shop

Description: A place where handmade craft items or works of art are made on a small-scale and offered for retail sale. Examples of such items include paintings, textiles, weaving, photography, sculptures, pottery, leather products, handmade paper, jewelry, hand-blown glass, small furniture and other similar wooden items, candles, soaps, and lotions.



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6.02 Auto salvage yard

Description: A facility where old, damaged, or decommissioned vehicles and machinery are stored, dismantled, and recycled for parts and scrap materials.

Note: Also known as a junkyard or wrecking yard



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6.03 Bulk propane storage facility

Description: An industrial facility designed to store large volumes of propane which is then transported to customers to fill smaller tanks.



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6.04 Bus storage facility

Description: A place where buses are parked when not in use and may include administrative offices and a building for the storage, care, and maintenance of buses in the fleet.



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6.05 Composting facility

Description: A place where vegetation (but not food wastes) may be collected and composted. The term includes the storage and manipulation of materials prior to, during, and following composting.

6.06 Contractor yard

Description: A place where a contractor or builder may establish a base of operation, which may include one or more of the following: office space; indoor and outdoor storage of construction materials, equipment, and machinery, such as trucks and heavy equipment; and shops for the repair of machinery and equipment owned by the operator.

6.07 Data center

Description: A facility that houses computing and networking equipment, along with storage and management systems, to support the storage, processing, and distribution of digital data and applications. A data center typically features high performance servers, storage arrays, networking equipment, cooling systems, and power backup solutions to ensure uninterrupted operation.

6.08 Direct air carbon dioxide capture facility

Description: A specialized industrial facility that extracts carbon dioxide directly from the ambient air that is then (1) sequestered underground, (2) utilized in various industrial processes, or (3) otherwise managed to mitigate their impact on the atmosphere.

6.09 General repair

Description: A place where consumer goods such as shoes, bicycles, furniture, appliances, and business equipment are repaired. The term does not include repair of motor vehicles or industrial equipment.



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6.10 Landfill

Description: A site designed and operated for the disposal of solid waste.



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6.11 Makers space

Description: A facility designed and equipped to support activities related to small-scale manufacturing, fabrication, and prototyping. There may be a single user or multiple users who may share work areas, tools, and equipment for activities such as woodworking, metalworking, electronics, textiles, 3D printing, and digital fabrication.

Note: While a business incubator has some similar characteristics, a makers space is entirely manufacturing.

6.12 Manufacturing

Description: A place where products or goods are produced within an enclosed building and any smoke, dust, noise, or odor related to such activities are confined within the building. This use may include administrative offices and storage of raw materials and finished goods as a subordinate use. The term includes a tool and die maker, furniture production, metal fabrication, apparel manufacturing, printing, and publishing.



6.13 Nonmetallic mine

Description: A place where nonmetallic minerals are removed from the ground by any method for use on-site or off-site for no more than 3 years. The following activities may be associated with a nonmetallic mine: excavating and transporting nonmetallic minerals, stockpiling of nonmetallic minerals, blending of nonmetallic minerals, blasting, grading, crushing, screening, scalping, and dewatering. The term does not include (1) premining activities, such as site surveying, coring, mapping and other functions necessary solely for proper preparation of the permit application; (2) excavations in conjunction with a utility installation, which is to be backfilled; (3) excavations within the limits of a public right-of-way in conjunction with road construction or reconstruction, when construction plans have been approved by the Wisconsin Department of Transportation or other governmental authority; (4) excavations which by nature is of limited duration, such as graves, septic tanks, and swimming pools; (5) agricultural drainage work incidental to agricultural operations and irrigation/stock watering ponds, if no material is removed from the property; (6) excavations for structures and parking areas; (7) stripping of up to 1.5 feet of topsoil for the development of subdivisions, following subdivision approval; (8) regrading of property for aesthetic purposes that does not affect existing drainage, if no material is removed from the property; (9) dredging operations under the jurisdiction of the U.S. Army Corps of Engineers or other governmental authority; (10) ponds developed for wildlife purposes, if no material is removed from the property; (11) excavation related to sod farming; (12) reclamation of an existing nonmetallic mine consistent with an approved reclamation plan; (13) activities conducted at a solid or hazardous waste disposal site required to prepare, operate, or close a solid waste disposal facility under ss. 144.435—144.445, Wis. Stats., or a hazardous waste disposal facility under ss. 144.60—144.74, Wis. Stats., for the exception of mineral extraction operations conducted for the purpose of lining, capping, or covering such disposal site; and (14) any other use determined to be exempt by the Planning Commission.



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6.14 Personal storage facility, exterior access

Description: A place where individual storage units are offered for rent, lease, sale, or other arrangement and the access to the individual units is via exterior access doors.

Note: Also known as miniwarehouse, self storage



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6.15 Personal storage facility, internal access

Description: A place where individual storage units are offered for rent, lease, sale, or other arrangement and the access to the individual storage units is from within the enclosed building.

Note: Also known as miniwarehouse, self storage



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6.16 Recycling center

Description: A place where recoverable materials, which have been removed from the waste stream, may be stored prior to shipment to others who use those materials to manufacture new products. Typical recoverable materials include glass, paper, metal, and plastic. The term does not include salvage yards.



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6.17 Solid waste transfer station

Description: A place where solid waste may be temporarily stored prior to transport to a processing plant or final disposal.

6.18 Truck terminal

Description: A place where goods primarily carried by motor transport are received and temporarily stored until transferred to another truck for delivery and/or a place where a company stores its fleet of trucks. This use may include the following provided they are individually and collectively incidental and subordinate: repair, washing, refueling, and maintenance facilities for trucks using the terminal; and administrative offices for the terminal.

Note: Also known as motor freight terminal



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6.19 Vehicle storage yard

Description: A place where impounded motor vehicles are temporarily stored or where damaged motor vehicles are temporarily stored before being taken to a repair shop or while waiting for an insurance adjustment to occur. The salvaging of motor vehicle parts or the repair of motor vehicles are prohibited.

6.20 Warehouse

Description: A place where goods, merchandise, and other materials are temporarily stored within an enclosed building for eventual shipment. The term includes moving and storage facilities. The term does not include bulk propane storage (Series 6.03).



7 Telecommunications and Utilities

7.01 Battery energy storage system

Description: A facility designed to store and distribute electrical energy using a network of rechargeable batteries which are connected to the electrical grid, renewable energy sources, or other power generation facilities.

Note: Battery energy storage systems may serve multiple purposes, including providing backup power during periods of high demand or grid instability, storing excess energy generated during off-peak hours for use during peak times, and integrating intermittent renewable energy sources into the grid by storing surplus energy for later use.

7.02 Communications exchange

Description: An enclosed building where (1) phone calls are switched to and from major feeder lines, (2) internet service providers route internet traffic between their networks, or (3) some other form of electronic communication exchanges occur. The term does not include a telecommunication tower, antenna, or a base for business operations.

7.03 Dam

Description: An artificial barrier in or across a navigable watercourse which has the primary purpose of impounding or diverting water. A dam includes all appurtenant works, such as a dike, canal, or powerhouse for generating electricity by harnessing the energy of flowing or falling water.

7.04 Public utility office and yard

Description: A place where a public or private entity maintains administrative offices, equipment, and supplies necessary for maintaining the infrastructure it provides.

7.05 Solar power generating facility

Description: A utility-scale commercial facility that converts sunlight into electricity with the primary purpose of wholesale or retail sales of generated electricity.



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7.06 Stormwater management facility

Description: Any manmade feature intended to affect the direction, rate and/or volume of stormwater runoff, snowmelt and/or channelized flows across, within and/or away from a site. Examples include raingardens, swales, ditches, culverts, drains, tiles, gutters, levees, basins, and detention and retention facilities, but not including impoundments and dams.



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7.07 Telecommunication, Class 1 collocation and new tower

Description: A free-standing tower with or without an equipment compound that is intended for the placement of one or more mobile service facilities or the placement of a new mobile service facility on an existing support structure which constitutes a substantial modification.

Note: This definition is based on the corresponding definitions in § 66.0404, Wis. Stats.



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7.08 Telecommunication, Class 2 collocation

Description: The placement of a new mobile service facility on an existing support structure which does not constitute a substantial modification.

Note: This definition is based on the corresponding definition in § 66.0404, Wis. Stats.



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7.09 Utility installation, major

Description: A place, building and/or structure, or portion thereof, whether public or private, used or is intended for providing basic infrastructure or utility services and which could potentially have a moderate to high impact on neighboring property. The term includes pipeline pumping stations, sewage treatment plants, electric substations, water towers, electric transmission lines with a design capacity of 110kV or more, and underground pipelines.



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7.10 Utility installation, minor

Description: A utility installation generally having a low impact on neighboring property. The term includes public water system wells, without a tower; below ground sewer lift stations; and stormwater pumping stations.



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8 Agriculture & Resource-Based Uses

8.01 General cultivation

Description: A place where nursery stock, trees, sod, fruit, vegetables, flowers, agricultural crops and forage, and other plants typically grown by agricultural operations in the region are grown. The term does not include domestic gardens.



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8.02 Open land

Description: Undeveloped land that is kept and managed in a natural state for the purpose of forest management; game management; protection of habitat, environmental features, scenic qualities, and landforms; biodiversity; and protection of flora and fauna. Such lands may include greenbelts, natural drainageways, forests, woodlots, prairies, natural grasslands, and wetlands.



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9 Accessory Uses

9.01 Accessory building, non-residential

Description: An accessory building intended to house motor vehicles, yard equipment, and/or items related to the principal use of the premises. The term includes detached garages, storage sheds, gazebos, greenhouses, and the like.

9.02 Accessory building, residential

Description: A detached building customarily found with a residential use as an accessory use. The term includes greenhouses, detached garages, sheds, gazebos, pool cabanas, saunas, and the like.

Note: A pergola is not considered a building and is regulated as a separate and distinct use. (Series 9.35)



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9.03 Accessory dwelling unit (ADU)

Description: A dwelling unit that is located on the same lot as a principal residential building to which it is accessory, and that is subordinate in area to the principal dwelling. The term does not include in-family suites.



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9.04 Air conditioning (AC) compressor

Description: A mechanical unit typically located next to a building where the heat from a circulating refrigerant is released out-of-doors. The compressor is one part of the air conditioning unit.



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9.05 Amateur radio tower

Description: An antenna and related support structure used to send and receive telecommunications for noncommercial purposes.

9.06 Backyard chickens

Description: A place where chickens are kept for the use and enjoyment of those living on the premises as further described, regulated, and licensed in Chapter 8 of the municipal code.



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9.07 Bed and breakfast

Description: A single-family residence that offers overnight accommodations for a daily charge and that also serves as the primary residence of the operator or owner.

Temporary note: Description from consultant - need to reconcile with city code. The current code segregates based on number of boarders 1-4 and 5-8.



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9.08 Boathouse

Description: A building placed above or near a waterbody that is used for the noncommercial storage of one or more watercraft and related equipment.



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9.09 Bus shelter

Description: A building open on at least one side where people may wait for a bus operated by Janesville Transit.

9.10 Commercial-grade backup generator

Description: A power generation device designed to provide electricity to a business during periods of power outage or when the main power supply is unavailable. It serves as a secondary source of electrical power, often fueled by diesel, natural gas, propane, or gasoline, and is typically installed to ensure continuity of essential services or operations during emergencies.



9.11 Donation drop box

Description: A fully enclosed receptacle where household items may be placed for pickup by the entity receiving the donation.



9.12 Drive-through window

Description: An opening in a building through which patrons are served while remaining in a motor vehicle.

Temporary note: Need to accomodate banking drive-throughs in the downtown.



9.13 Exterior communications device

Description: An antenna used to capture wireless telecommunication signals.



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9.14 Family day care home

Description: A private residence licensed as a day care center by the state where care is provided for 4 to 8 children.

Note: See § 66.1017, Wis. Stats. A group day care (9 or more children) is considered a principal use and is therefore listed as a special care facility (See Series 2.05).

9.15 Fence

Description: A linear structure constructed for aesthetics, as a visual barrier, and/or to control entry or exit into an area.



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9.16 Firewood storage

Description: Storage of firewood out of doors for use on the premises.



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9.17 Flagpole

Description: A vertical pole designed to support a flag.



9.18 Gardening

Description: The cultivation of food or ornamental crops.



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9.19 Home occupation

Description: An occupation, profession, enterprise, or similar commercial activity that is conducted by a person residing on the premises, and which by their nature, appearance, and inherent operational activities and characteristics, are compatible in a residential setting. Examples of home occupations include artists; authors and composers; direct sale product distribution (e.g., Amway, Avon); dressmaking, sewing and tailoring; home crafts for sale off-site; individual tutoring; and home office. The following are businesses, by way of example, that do not constitute a home occupation: ambulance service; beauty salons and barbershops; carpentry and cabinet makers; lawn and landscaping services; limousine or taxi services; medical or dental offices; photographic studios; retail sales; tow truck services; tree services; vehicle and motor repair; and vehicle parts sales, upholstery, or detailing.



9.20 Hospital helistop

Description: A designated landing area associated with a hospital for transporting patients and medical goods by helicopter or similar vertical lift aircraft. The term does not include any facilities for refueling or servicing of aircraft, or any permanent facilities including terminals, hangars, warehousing, or storage.



9.21 Hot tub

Description: A large container for holding heated water for the purpose of relaxation, hydrotherapy, or socialization. They are equipped with built-in heating systems, jets, and filtration systems to maintain water temperature, cleanliness, and hygiene.

9.22 Household backup generator

Description: A power generation device designed to provide electricity to a single-family residence during periods of power outage or when the main power supply is unavailable. It serves as a secondary source of electrical power, often fueled by diesel, natural gas, propane, or gasoline, and is typically installed to ensure continuity of essential services or operations during emergencies.

9.23 Household compost bin

Description: An enclosure where organic waste generated in a household is allowed to naturally decompose into nutrient-rich compost.



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9.24 Household pets

Description: The keeping of household pets such as dogs and cats as further described, regulated, and licensed in Chapter 8 of the municipal code.



9.25 Incidental EV charging stations

Description: Parking spaces, but not more than 5, in a surface parking lot associated with a commercial, institutional, industrial, or multifamily use that are served by a dedicated electric vehicle charger. These charging stations are offered for the convenience of residents, customers, and employees that come to the site. The term does not include a public EV charging facility which is a separate and distinct use (Series 3.30).

Temporary note: The number of charging stations is used to differentiate what land uses are allowed where. The number of units can be adjusted as the consultant continues working on the code.



9.26 In-family suite

Description: An arrangement and use of rooms within a single-family dwelling that allows for one or two family members to reside separately from the single housekeeping entity while remaining part of and having nonlockable direct interior access to the entire single-family dwelling. The arrangement of rooms may contain a kitchenette with associated living areas, bedrooms, and a bathroom.

Note: Also known as in-law dwelling unit, granny flat, or secondary suite

9.27 Keeping of bees

Description: The keeping of bees for the production of honey and pollination of plants.



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9.28 Little free library

Description: A small structure used to house reading materials offered to the public without charge.



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9.29 Outdoor fire pit

Description: A permanent or portable structure located out of doors for burning wood, typically as a recreational use.

9.30 Outdoor fireplace

Description: A free-standing fireplace (with a chimney) that is located out of doors. An outdoor fireplace may be located within or next to a deck or patio.



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9.31 Outdoor food and beverage service

Description: An outdoor area with tables and chairs located on the same lot as a brewpub, restaurant, or tavern where customers can eat and drink.



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9.32 Outdoor kitchen

Description: An outdoor space with non-movable structures or fixtures attached above grade or countertop level, used for cooking or food preparation. This does not include areas used for cooking and eating that consist solely of a portable grill, picnic tables, yard furniture or other similar, portable devices.

9.33 Outdoor recreation/play area

Description: An outdoor area on the same lot as a brewpub, restaurant, or tavern where customers can participate in outdoor games including cornhole, horseshoes, basketball, volleyball, dodgeball, and the like.

9.34 Patio

Description: A hard-surfaced area used for outdoor living such as dining and lounging.



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9.35 Pergola

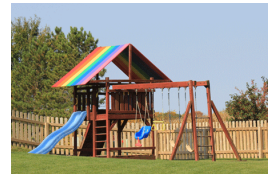
Description: A structure with columns that support a grid of beams and perpendicular rafters (i.e., dimensional lumber placed on edge). A pergola may be free-standing or attached to an exterior wall of a building. By definition, a pergola does not have a roof and is therefore not a building.



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9.36 Play structure

Description: A playhouse and recreational equipment, such as swings, slides, basketball hoops, trampolines, and jungle gyms, normally found in a residential setting.



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9.37 Rain barrel

Description: A container designed to hold rainwater that falls on a rooftop to be used for watering plants.



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9.38 Rain garden

Description: An excavated area that is backfilled with a prepared or amended soil mixture, which may or may not be covered with a mulch layer, and planted with a variety of woody or herbaceous vegetation, to which stormwater is directed to promote infiltration or evapotranspiration.

9.39 Residential fence, sport court

Description: A fence placed on one or more sides of a sport court on a residential property.

9.40 Retaining wall

Description: A nearly vertical wall intended to hold back earth materials.



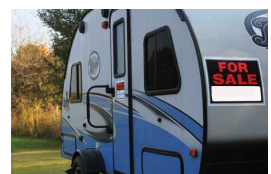
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9.41 Rooftop greenhouse

Description: A greenhouse on the uppermost level of a multi-family, commercial, or industrial building.

9.42 Sale of vehicles and recreational vehicles

Description: The intermittent sale of automobiles, trucks, vans, motorcycles, boats, snowmobiles, personal watercraft, self-contained motorized campers, and camping trailers as an accessory use to a principal use. The sale of such items is limited to those that have been titled and registered to an individual living on the property and had been operated for personal use.



9.43 Seasonal migrant labor housing

Description: One or more living quarters by, for, or under the control and supervision of any person for: (1) any migrant worker; or (2) any other person who is not related by blood, marriage, or adoption to his or her employer and who occasionally or habitually leaves an established place of residence to travel to another locality to accept seasonal employment in the planting, cultivating, raising, harvesting, handling, drying, packing, packaging, processing, freezing, grading, or storing of any agricultural or horticultural commodity in its unmanufactured state. The term does not include (1) premises occupied by the employer as a personal residence and by no more than 2 migrant workers or (2) any accommodation subject to Ch. 50, Wis. Stats.

Note: This definition is based on §103.90, Wis. Stats.

Temporary note: In current code added by Ordinance 2019-769.

9.44 Solar energy system, ground-mounted

Description: An installation that is mounted on the ground and uses sunlight to produce electricity or provide heat or hot water for a building on the property where it is located.



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9.45 Solar energy system, roof-mounted

Description: An installation that is mounted on the roof of a building and uses sunlight to produce electricity or provide heat or hot water to a building.



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9.46 Sport court

Description: A hard-surfaced area located out of doors used exclusively for basketball, pickleball, tennis, or other similar sports-related activity. This term does not include any portion of a private driveway that is also used for a sport-related use.



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9.47 Swimming pool

Description: An outdoor structure placed on the ground or below ground that is filled with water for swimming. The term does not include those pools with a maximum diameter of 15 feet and a maximum wall height of 15 inches and which are taken down and stored in the off-season.

Temporary note: Description from consultant - need to reconcile with city code.



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9.48 Wind energy system, less than one megawatt

Description: A wind energy system that has a nominal capacity less than one megawatt (1,000 kilowatts).

9.49 Wind energy system, one megawatt and more

Description: A wind energy system that has a nominal capacity of at least one megawatt (1,000 kilowatts).

10 Temporary Uses

10.01 Construction office

Description: A portable building or enclosed trailer temporarily placed on a construction site for use by the contractor as a field office.



10.02 Farmers market

Description: An outdoor area where agricultural producers and artisans gather on a regular basis to offer their agricultural products directly to retail consumers. The term does not include indoor markets or those held at a public park.



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10.03 Mobile food establishment

Description: A motorized vehicle, moveable trailer, or a moveable, nonmotorized pushcart from which ready-to-eat food and drink are prepared and sold at retail on a private property (i.e., not in the public right-of-way). The term does not include a bicycle (two- or three-wheel) food cart.



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10.04 Model home

Description: A residential dwelling in a residential development temporarily used as a sales office for other on-site and off-site residential dwellings and properties.



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10.05 Off-site construction yard

Description: An outdoor area where construction materials and equipment may be stored, prepped, or staged for an off-site construction project (e.g., highway reconstruction project or construction of an electric transmission line or pipeline).



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10.06 Party tent

Description: A nonpermanent tent that is associated with a temporary event that is permitted under the zoning code.



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10.07 Rummage sale

Description: A temporary event where used household items are offered for retail sale. A flea market is not a yard sale.

Note: Also known as garage sale or yard sale



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10.08 Seasonal retail sales

Description: Retail sales of products, including but not limited to Christmas trees, nursery products, or agricultural produce, or special event celebrations.

Temporary note: Description from consultant - verify with city and other definitions



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10.09 Sidewalk café

Description: An outdoor dining area located on public property, typically a sidewalk, and operated as an integral part of an adjacent restaurant where food and beverages are sold or served primarily for consumption on the premises.



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10.10 Special annual sale

Description: A marketing activity where product not meeting the definition of "seasonal merchandise" may be displayed and/or offered for sale.

Temporary note: From current code

10.11 Temporary portable storage container

Description: An enclosed container that is used to temporarily store household items and similar goods.



10.12 Temporary shipping container

Description: An enclosed metal container used to ship and temporarily store retail merchandise on site.

Note: A storage container is only allowed when associated with a retail store on the property.



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10.13 Wind test tower

Description: A tower on which equipment is attached that measures parameters needed to assess the site's suitability for a wind energy system.

11 Msc.

11.01 Common area amenity

Description: A building or other structure located within an outlot of a residential subdivision as approved by the City as part of the land division process or within a multi-family development project as approved by the City as part of the site plan process. Examples of such common amenities include clubhouse, picnic shelter, equestrian facility, and swimming pool and pool cabana.



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