

**Proposed Key Changes to the Village of Poynette Zoning Ordinance
(Based on Draft Zoning Ordinance as of August 2013)**

	Current Zoning Ordinance (Village 2008 Draft Code Revisions Also Noted; 2008 Code not adopted)	Proposed Zoning Ordinance
1.	No separate “institutional” zoning district. Residential zoning districts not always appropriate for all institutional uses, particularly larger and more intensive institutional uses.	INT Institutional District proposed to allow a range of institutional uses. Current institutional uses are proposed for rezoning to that district. Smaller institutional uses still allowed in other districts.
2.	Does not include a single-family residential district for small lot, alley-loaded neighborhoods east of downtown. These neighborhoods are currently zoned R-3 One Family/Two Family Residential (R-3/1&2), which allows single-family and two-family. Draft code revisions prepared via a separate process in 2008 proposed a TR-1 Traditional Residential district for this area.	Proposes a new R-1-T Single-Family Residential-Traditional District for these areas, rezoning them from current R-3/1&2 district. Existing duplexes would be rezoned to R-2 Duplex Residential (see proposed zoning map). Also proposes that wherever a residential lot is served by an alley, garages will take access from that alley to maintain the character of the block.
3.	Does not include a commercial district for smaller, neighborhood-oriented and neighborhood-compatible commercial development. 2008 draft code revisions proposed a B-3 Small Block Business District, in part to address this concern.	Proposes a new B-3 Neighborhood Commercial District for small-scale office, retail, and commercial service use areas outside of the historic downtown. District designed to reflect modern development standards (e.g., setbacks) and to ensure neighborhood compatibility. This B-3 district would be zoned over commercial lots outside of the historic downtown along Main St, Seward St., and other limited areas (see proposed zoning map).
4.	Includes a Planned Development (PD) District, with Woodland Ridge as only area zoned PD. Code does not include a “traditional neighborhood design” or “conservation subdivision” district to specifically guide new neighborhood developments that wish to use creative forms.	PD district is proposed to evolve into PN Planned Neighborhood District. PN district provides design standards and procedures for new neighborhoods that would utilize this flexible district, which is an alternative to standard zoning classifications (e.g., R-1-M). Woodland Ridge would be first PN-zoned neighborhood.
5.	Includes one “catch-all” industrial district—the M-1 Light Industrial District—which covers all manner of industrial and manufacturing uses. This makes it difficult for the Village to apply the district in all but a narrow range of areas where negative impacts to surrounding properties would be minimized.	Proposes two industrial zoning districts, I Industrial and BP Business Park, to support different ranges of industrial uses. No properties are proposed to be rezoned to the BP district at this time. The BP district would be appropriate if and when the Village decides to create or support a modern business park.
6.	Code does not have a true “downtown” zoning district. Village’s historic downtown area is currently zoned General Commercial. 2008 draft code revisions proposed a new B-1 Central Business District.	Proposes a new B-1 Downtown Commercial zoning district for the Village’s historic downtown area. B-1 district has no setback requirements and has design standards to help ensure that new development and significant remodelings reflect historic layout.
7.	Permitted (“principal”) land uses are listed separately for each district, but the allowed conditional uses in different zoning districts are listed separately in another part of the ordinance. Some listed uses are redundant, and other reasonable and more modern uses not addressed at all.	Land uses for all districts categorized and listed in table form in Article 3 of proposed code (see attached), with detailed descriptions, examples, and standards for each land use laid out in Article 4. Proposed ordinance addresses a range of modern land uses and future uses that are difficult to foresee today.
8.	Dimensional standards listed separately under each zoning district of the current ordinance.	“Density, intensity, and bulk” regulations are organized within tables in Article 5 of the proposed ordinance.
9.	Few building, site, or landscape design requirements for various types of new development. These issues are instead handled on case-by-case basis with mixed results. 2008 draft code revisions included draft landscape standards for new development.	Proposed Articles 7 and 8 provide building, site, and landscape design requirements to promote high-quality new development projects consistent with a small village setting. Improves up-front certainty among developers and businesses on expectations.
10.	Addresses sign regulations, but does not provide standards based on the specific character of different zoning districts or the size of the building/development to which the signs relate.	Proposed Article 10 would fully update sign regulations, including provisions for variable message signs and sandwich board signs. Provides different sign size and quantity standards for different zoning districts and different sizes of development.
11.	Procedures for development review are difficult to follow, include gaps, and have unnecessary steps. Review criteria for different types of approvals are lacking.	Proposed Article 13 attempts to address deficiencies in development review processes. Development approval procedure streamlining proposed.

How Proposed Zoning Ordinance Will Improve the Village's Regulatory Structure (Based on Draft Zoning Ordinance as of August 2013)

1. Important to remember that all land in Poynette is currently subject to zoning rules. Zoning has been in place for decades and every property is already zoned into a particular zoning district.
2. Improved organization compared to current zoning ordinance. Current ordinance is out of date, has been band-aided with various amendments over the past decades, and doesn't always reflect Village's expectations for new development.
3. Proposed ordinance follows and improves upon a format that has been tested in other area communities, such as the Village of Prairie du Sac (adopted in 2011). That ordinance is largely administered by Village staff.
4. The greater number of definitions and explanations in the proposed ordinance will help minimize later arguments and different interpretations as different Zoning Administrators and Plan Commissions come and go, even though this approach results in greater ordinance length.
5. Proposed pre-set "performance standards" for more challenging types of developments (e.g., drive-through restaurants, multiple family residential) has multiple benefits, including minimizing the amount of back-and-forth with the Plan Commission, helping make sure all projects are treated equally, and allowing a number of current conditional uses to become permitted-by-right uses, even though this approach results in greater ordinance length.
6. Coordinates provisions and recommendations among the Village's zoning ordinance, an amended land division ordinance, comprehensive plan, and other Village policies and past practices.
7. Includes information in easier-to-use formats, including the allowable land use tables that are attached to the end of this document. More straightforward application forms and users guides are to come.
8. The allowable land use lists by zoning district anticipate a broader range of modern land uses than current ordinance, and provide a greater likelihood that the current and future universes of possible land uses can be appropriately categorized.
9. Provides greater certainty and limits on Village review timeframes and criteria for site plan, conditional use permit, and rezoning review.
10. Addresses persistent problem areas that should reduce to a bare minimum the number of variances (i.e., less need to go to Board of Zoning Appeals), such as through providing greater built-in flexibility provided that basic criteria are met.
11. New zoning districts, like the INT Institutional and B-3 Neighborhood Business, designed to provide a better fit for these types of uses than existing options and protect nearby residential property values. Other, existing zoning districts carried forward and modified to better fit the settings for which they were intended (e.g., for historic downtown area).
12. Mainly designed to apply to new and expanded land uses. Will have little impact on existing land uses and on single-family residential uses.
13. Will include clear and easy-to-follow application forms for rezoning, conditional use permits, and other development approval requests that include checklists for submittal requirements and review criteria.

In short, the proposed zoning ordinance will allow for similar or better results the Village for new land development proposals in less time, with fewer disagreements, and with greater clarity.

A Tour of the Proposed Zoning Ordinance

The proposed Zoning Ordinance is divided into several articles, with the following names and purposes:

Article 1: Introduction. Establishes the purpose of the Zoning Ordinance.

Article 2: Establishment of Zoning Districts. Lists and describes each of the zoning districts shown on the proposed zoning map provided later in this users’ guide. The proposed zoning map divides different lots and parcels in the Village into different zoning districts. These include a variety of residential, commercial, and industrial zoning districts, mapped in locations that follow the recommendations of the Poynette Comprehensive Plan and that usually reflect current land uses. The purpose statement for each zoning district sets the groundwork for the land uses allowed and development standards within it.

Article 3: Land Uses Allowed in Zoning Districts. Includes tables that list the permitted uses, conditional uses, and temporary uses allowed in each zoning district. Permitted uses are allowed by right in the associated zoning district, provided that all zoning requirements are met. Conditional uses may be allowed in the associated zoning district, following a public hearing, a comparison of the proposed use versus conditional use standards in Article 13 of the Ordinance, and approval by the Village Plan Commission. The following is an excerpt of one of those “allowable use” tables in Article 3.

Figure 2.3.04: Allowable Uses in Open Space and Residential Zoning Districts								
P = Permitted Use	C = Conditional Use	T = Temporary Use	Empty Cell = Prohibited Use					
Land Use Category (#) Land Use Type		Zoning District						
		AT	PC	R-1-M	R-1-T	R-2	R-MF	R-MH
Residential Land Uses (see Section 2.4.02 for descriptions and standards for each land use)								
(1)	Single-Family Detached Residence	P		P	P	P	P	
(2)	Two-Family Residence				C	P	P	
(3)	Zero Lot Line Duplex				C	C	C	
(4)	Townhouse					C	P	
(5)	Multi-Family Residence (3-8 unit building)						P	
(6)	Multi-Family Residence (9-16 unit building)						C	
(7)	Mobile Home Community							P
(8)	Mixed Use Dwelling Unit							

The highlighted text in the above table means that “two-family residences” would be allowed by right in the R-2 Duplex Residential and R-MF Multiple Family Residential zoning districts, but would not be allowed in the AT, PC, R-1-M, R-1-T, or R-MH zoning districts.

Article 4: Land Use Descriptions and Standards. Includes a description and “performance standards” for each of the land uses listed in the tables in Article 3. The description usually includes examples of specific types of uses that fit into each broader use category. The performance standards are a unique list of pre-set standards for each type of land use, which would apply to new and expanded uses of that type (not pre-existing uses). Continuing with the example, users interested in seeing a description of what constitutes a “two-family residence” land use or learning what unique standards might apply to this use are directed to Section 2.4.02(2) in Article 4. That section includes the following description and specific standards for this type of land use:

(2) Two-Family Residence.

A single structure containing two separate dwelling units, each unit having a private individual exterior access, and with no shared internal access within the building. Two-Family Residences can be constructed as attached side-by-side units each with a ground floor and roof (duplex), or as a two-story structure with one unit above the other (flats). Where side-by-side, both dwelling units shall share the same lot for the use to be classified a “Two-Family Residence” under this Chapter. Buildings with two side-by-side dwelling units in which each dwelling unit is located on a separate lot shall be regulated separately as a “Zero Lot Line Duplex” land use.

Performance Standards:

1. The structure must be in complete compliance with the State of Wisconsin Uniform Dwelling Code (UDC), including that the common wall between the units shall meet UDC requirements from the basement floor to the top of the roof. Compliance shall be confirmed by the Building Inspector.
2. Where side by side, a building code-required, fire rated wall must separate the two dwelling units from the lowest level to flush against the underside of the roof.
3. Individual sanitary sewer and public water laterals and utility meters are required for each dwelling unit.
4. The minimum Gross Floor Area of the building shall be 1,400 square feet, exclusive of attached garages, carports, and open decks.
5. Minimum Required Off-Street Parking: 2 spaces per dwelling unit.

Article 5: Density, Intensity, Bulk Regulations. Includes tables with dimensional standards for each of zoning district. These standards included minimum setbacks from lot lines, maximum building heights, minimum lot area and lot width, maximum building coverage, and minimum landscape percentage. Continuing the example, this section from one of those tables that shows setbacks if someone wanted to build or expand a “two-family residence” in the R-2 district:

Zoning District	Minimum Setbacks (ft)							
	Principal Residential Structure including Attached Garage				Detached Accessory Structure		Pavement	
	Front	Street Side	Interior Side	Rear	Interior Side	Rear	Interior Side or Rear	Front or Street
AT	30	30	10	30	10	10	3	10
PC	30	30	10	30	10	10	3	10
R-1-M	30	30	10	30	3	3	3	10
R-1-T	20	20	6	20	3	3	3	10
R-2	30	30	10	30	3	3	3	10
R-MF	30	30	10	40	3	3	3	10
R-MH	20	20	6	10	3	3	3	10

Article 6: Overlay Zoning Districts. Overlay zoning districts apply additional requirements on certain properties that are within one of the overlay zones. These include those associated with floodplains, wetlands, shoreland areas, and wellhead protection areas. The proposed zoning map at the end of this guide shows locations where floodplain and wellhead protection overlay districts and associated regulations apply.

Article 7: Building and Site Design Standards. Includes standards to assure high quality design of new multiple family residential and non-residential buildings and sites, consistent with a small village setting.

Article 8: Landscaping and Preservation Standards. Establishes landscape planting requirements for new and expanded commercial, industrial, institutional, and multiple-family residential developments. These are not applicable to single-family houses. Also includes other standards intended to preserve and maintain yards and topography.

Article 9: General Performance Standards. Includes requirements for stormwater management, earth filling/excavating, fences, swimming pools, firewood storage, other exterior storage, vehicle access, parking and circulation, off-street loading, exterior lighting, vibration, noise, air pollution, odors, glare, heat, fire and explosion, toxic and noxious materials, waste materials, and hazardous materials. Often, these standards do not apply to or are modified for single-family residential and agricultural uses.

Article 10: Sign Regulations. Includes rules for the placement of business and other signage in the Village and extraterritorial zoning area. Typical residential signage and temporary signs are usually allowed without a sign

permit, while permanent business signs generally require a permit. Figure 2.10.07(1) provides a summary of business sign regulations.

Article 11: Planned Neighborhood District. Lays out the process and standards for the PN Planned Neighborhood zoning district. This is a special zoning district mapped on a neighborhood-by-neighborhood basis according to a unique plan and set of standards prepared by a developer and approved by the Village following a public process.

Article 12: Nonconforming Lots, Uses, Structures and Sites. Provides procedures and standards where a particular land use or building does not match requirements of the proposed Zoning Ordinance, such as an old house that does not meet the setback standards of the zoning district it is within. Non-conforming land uses and buildings—in other words, those uses and buildings that do not meet new Zoning Ordinance requirements—may continue. However, where expansions or other substantial work to a non-conforming building or site are proposed, the ordinance includes certain limitations.

Article 13: Procedures and Administration. Lays out the processes, application requirements, and standards for getting land rezoned, obtaining a conditional use permit, and receiving other development approvals. Immediately following adoption of this proposed Zoning Ordinance, easy-to-understand applications forms will be prepared.

Article 14: Definitions. Helps understand the meaning of a variety of terms used throughout the Zoning Ordinance. Users who encounter a term in the proposed Zoning Ordinance that they don't understand are encouraged to refer to Article 14 for a definition. The proposed Ordinance was written in such a way to reduce different interpretations of what it means later.

Proposed “Allowable Use” Tables (Based on Draft Zoning Ordinance as of August 2013)

Figure 2.3.04: Allowable Uses in Open Space and Residential Zoning Districts								
P = Permitted Use	C = Conditional Use	T = Temporary Use	Empty Cell = Prohibited Use					
Land Use Category		Zoning District						
(#)	Land Use Type	AT	PC	R-1-M	R-1-T	R-2	R-MF	R-MH
Residential Land Uses (see Section 2.4.02 for descriptions and standards for each land use)								
(9)	Single-Family Detached Residence	P		P	P	P	P	
(10)	Two-Family Residence				C	P	P	
(11)	Zero Lot Line Duplex				C	C	C	
(12)	Townhouse					C	P	
(13)	Multi-Family Residence (3-8 unit building)						P	
(14)	Multi-Family Residence (9-16 unit building)						C	
(15)	Mobile Home Community							P
(16)	Mixed Use Dwelling Unit							
Agricultural Land Uses (see Section 2.4.03 for descriptions and standards for each land use)								
(1)	Agricultural Use	P		C				
(2)	Agricultural-Related Use	C		C				
(3)	Community Garden	P	P	P	P	P	P	P
(4)	On-site Agricultural Retail	C						
Institutional and Recreational Land Uses (see Section 2.4.04 for descriptions/standards for each)								
(1)	Passive Outdoor Public Recreation	P	P	P	P	P	P	P
(2)	Active Outdoor Public Recreation	P	P	P	P	P	P	P
(3)	Hunting	C	C					
(4)	Indoor Institutional—General		C	P	P	P	P	
(5)	Indoor Institutional—Intensive		C	C	C	C	C	
(6)	Outdoor Institutional	C	C	C	C	C	C	
(7)	Public Service or Utility	P	C	P	P	P	P	P
(8)	Institutional Residential						C	
(9)	Community Living Arrangement (1-8)			P	P	P	P	P
(10)	Community Living Arrangement (9-15)					C	P	
(11)	Community Living Arrangement (16+)						C	
Commercial Land Uses (see Section 2.4.05 for descriptions and standards for each land use)								
(1)	Office							

Figure 2.3.04: Allowable Uses in Open Space and Residential Zoning Districts

P = Permitted Use		C = Conditional Use		T = Temporary Use		Empty Cell = Prohibited Use		
Land Use Category		Zoning District						
(#)	Land Use Type	AT	PC	R-1-M	R-1-T	R-2	R-MF	R-MH
(2)	Personal or Professional Service						C	C
(3)	Artisan Studio						C	C
(4)	Group Day Care Center						C	
(5)	Indoor Sales or Service							
(6)	Outdoor Display							
(7)	Indoor Repair and Maintenance							
(8)	Outdoor and Vehicle Repair and Maintenance							
(9)	Drive-In or Drive-Through Sales or Service							
(10)	Indoor Commercial Entertainment							
(11)	Outdoor Commercial Entertainment							
(12)	Commercial Animal Service or Boarding	C						
(13)	Bed and Breakfast	C		C	C	C	C	
(14)	Boarding House						P	
(15)	Campground	C	C					
(16)	Commercial Indoor Lodging							
(17)	Tourist Rooming House		C				C	
Storage or Disposal Land Uses (see Section 2.4.06 for descriptions and standards for each use)								
(1)	Indoor Storage or Wholesaling							
(2)	Outdoor Storage or Wholesaling							
(3)	Personal Storage Facility							
(4)	Junkyard or Salvage Yard							
(5)	Waste Disposal or Composting Facility	C						
Transportation Land Uses (see Section 2.4.07 for descriptions and standards for each land use)								
(1)	Off-Site Parking							
(2)	Airport or Heliport							
(3)	Freight Terminal							
(4)	Distribution Center							
(5)	Livestock or Farm Commodity Trucking							
Industrial Land Uses (see Section 2.4.08 for descriptions and standards for each land use)								
(1)	Light Industrial							

Figure 2.3.04: Allowable Uses in Open Space and Residential Zoning Districts

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Land Use Category		Zoning District						
(#)	Land Use Type	AT	PC	R-1-M	R-1-T	R-2	R-MF	R-MH
(2)	Heavy Industrial							
(3)	Communications Tower	C	C	C	C	C	C	C
(4)	Non-Metallic Mineral Extraction	C						
Accessory and Miscellaneous Land Uses (see Section 2.4.09 for descriptions/standards for each use)								
(1)	Detached Accessory Structure (For Non-Residential Use)	P		P	P	P	P	P
(2)	Detached Accessory Structure (For Residential Use)	P		P	P	P	P	P
(3)	Company Cafeteria							
(4)	Company Provided On-site Recreation or Child Care							
(5)	Small Exterior Communication Device	P	C	P	P	P	P	P
(6)	Large Exterior Communication Device	C	C	C	C	C	C	C
(7)	Family Day Care Home (4-8 Children)	C		P	P	P	P	P
(8)	Intermediate Day Care Home (9-15 Children)			C	C	C	C	C
(9)	Geothermal Energy System (GES)	P	P	P	P	P	P	P
(10)	Minor Home Occupation	P		P	P	P	P	P
(11)	Major Home Occupation	C		C	C	C	C	C
(12)	In-Home Suite			P	P	P	P	P
(13)	Indoor Sales Incidental to Storage or Light Industrial Land Use							
(14)	Residential Agriculture	P		P	P	P	P	P
(15)	Light Industrial Activities Incidental to Indoor Sales or Services							
(16)	Outdoor Alcohol Area							
(17)	Outdoor Display Incidental to Indoor Sales or Service	P						
(18)	Small Solar or Wind Energy System	P	P	P	P	P	P	P
(19)	Accessory Dwelling Unit			C	C	C	C	
Temporary Land Uses (see Section 2.4.10 for descriptions and standards for each land use)								
(1)	General Temporary Outdoor Sales	T		T	T	T	T	T
(2)	Outdoor Assembly	T	T	T	T	T	T	T
(3)	Contractor's Project Office	T	T	T	T	T	T	T
(4)	Contractors On-Site Equipment Storage Facility	T	T	T	T	T	T	T

Figure 2.3.04: Allowable Uses in Open Space and Residential Zoning Districts

P = Permitted Use		C = Conditional Use		T = Temporary Use		Empty Cell = Prohibited Use		
Land Use Category		Zoning District						
(#)	Land Use Type	AT	PC	R-1-M	R-1-T	R-2	R-MF	R-MH
(5)	Relocatable Building	T	T	T	T	T	T	T
(6)	On-Site Real Estate Sales Office	T	T	T	T	T	T	T
(7)	Seasonal Outdoor Sales of Farm Products	T						
(8)	Temporary Portable Storage Container	T	T	T	T	T	T	T
(9)	Temporary Shelter	T	T	T	T	T	T	T

Figure 2.3.05: Allowable Uses in Non-Residential Zoning Districts

Figure 2.3.05: Allowable Uses in Non-Residential Zoning Districts						
P = Permitted Use		C = Conditional Use		T = Temporary Use		Empty Cell = Prohibited
Land Use Category (#) Land Use Type		Zoning District				
		INT	B-1	B-2	B-3	BP
Residential Land Uses (see Section 2.4.02 for descriptions and standards for each land use)						
(1)	Single-Family Detached Residence				C	
(2)	Two-Family Residence				C	
(3)	Zero Lot Line Duplex				C	
(4)	Townhouse					
(5)	Multi-Family Residence (3-8 unit building)					
(6)	Multi-Family Residence (9-16 unit building)					
(7)	Mobile Home Community					
(8)	Mixed Use Dwelling Unit		P	C	P	
Agricultural Land Uses (see Section 2.4.03 for descriptions and standards for each land use)						
(1)	Agricultural Use					
(2)	Agricultural-Related Use			C		C
(3)	Community Garden	P	P	P	P	C
(4)	On-site Agricultural Retail	P	P	P	P	
Institutional and Recreational Land Uses (see Sec. 2.4.04 for descriptions/standards for each)						
(1)	Passive Outdoor Public Recreation	P	P	P	P	P
(2)	Active Outdoor Public Recreation	P	P	P	P	P
(3)	Hunting					
(4)	Indoor Institutional—General	P	C	P	P	
(5)	Indoor Institutional—Intensive	C	C	C	C	
(6)	Outdoor Institutional	C	C	C	C	C
(7)	Public Service or Utility	P	P	P	P	P
(8)	Institutional Residential	C	C	C	C	
(9)	Community Living Arrangement (1-8)	P			C	
(10)	Community Living Arrangement (9-15)	P			C	
(11)	Community Living Arrangement (16+)	C			C	
Commercial Land Uses (see Section 2.4.05 for descriptions and standards for each land use)						
(1)	Office	C	P	P	P	P

Figure 2.3.05: Allowable Uses in Non-Residential Zoning Districts

P = Permitted Use		C = Conditional Use		T = Temporary Use		Empty Cell = Prohibited	
Land Use Category		Zoning District					
(#)	Land Use Type	INT	B-1	B-2	B-3	BP	I
(2)	Personal or Professional Service	C	P	P	P	P	
(3)	Artisan Studio		C	C	C	C	C
(4)	Group Day Care Center	P	C	C	C	C	
(5)	Indoor Sales or Service		P	P	P	C	C
(6)	Outdoor Display		C	C	C		
(7)	Indoor Repair and Maintenance		P	P	P	P	P
(8)	Outdoor and Vehicle Repair and Maintenance			C			C
(9)	Drive-In or Drive-Through Sales or Service	C	C	C	C	C	C
(10)	Indoor Commercial Entertainment	C	C	C	C		
(11)	Outdoor Commercial Entertainment			C			
(12)	Commercial Animal Service or Boarding			C			
(13)	Bed and Breakfast	C	C	C	C		
(14)	Boarding House	C	C	C	C		
(15)	Campground						
(16)	Commercial Indoor Lodging	C	C	C			
(17)	Tourist Rooming House				C		
(18)	Sexually Oriented Land Use						C
Storage or Disposal Land Uses (see Section 2.4.06 for descriptions and standards for each use)							
(1)	Indoor Storage or Wholesaling					P	P
(2)	Outdoor Storage or Wholesaling					C	C
(3)	Personal Storage Facility			C		C	
(4)	Junkyard or Salvage Yard						C
(5)	Waste Disposal or Composting Facility	C					C
Transportation Land Uses (see Section 2.4.07 for descriptions and standards for each land use)							
(1)	Off-Site Parking	C	P	P	P	P	P
(2)	Airport or Heliport						C
(3)	Freight Terminal	C					C

Figure 2.3.05: Allowable Uses in Non-Residential Zoning Districts

P = Permitted Use		C = Conditional Use		T = Temporary Use		Empty Cell = Prohibited	
Land Use Category		Zoning District					
(#)	Land Use Type	INT	B-1	B-2	B-3	BP	I
(4)	Distribution Center	C				C	C
(5)	Livestock or Farm Commodity Trucking						C
Industrial Land Uses (see Section 2.4.08 for descriptions and standards for each land use)							
(1)	Light Industrial			C		P	P
(2)	Heavy Industrial						C
(3)	Communications Tower	C	C	C	C	C	C
(4)	Non-Metallic Mineral Extraction						
Accessory and Miscellaneous Land Uses (see Sec. 2.4.09 for descriptions/standards for each)							
(1)	Detached Accessory Structure (for Non-Residential Use)	P	P	P	P	P	P
(2)	Detached Accessory Structure (for Residential Use)		P	P	P		
(3)	Company Cafeteria	P	P	P	P	P	P
(4)	Company Provided On-site Recreation or Child Care	P	P	P	P	P	P
(5)	Small Exterior Communication Device	P	P	P	P	P	P
(6)	Large Exterior Communication Device	C	C	C	C	P	P
(7)	Family Day Care Home (4-8 Children)				P		
(8)	Intermediate Day Care Home (9-15 Children)				C		
(9)	Geothermal Energy System (GES)	P	P	P	P	P	P
(10)	Minor Home Occupation				P		
(11)	Major Home Occupation				C		
(12)	In-Home Suite						
(13)	Indoor Sales Incidental to Storage or Light Industrial Land Use					P	P
(14)	Residential Agriculture				P		
(15)	Light Industrial Activities Incidental to Indoor Sales or Services		C	C	C		

Figure 2.3.05: Allowable Uses in Non-Residential Zoning Districts

P = Permitted Use		C = Conditional Use		T = Temporary Use		Empty Cell = Prohibited	
Land Use Category		Zoning District					
(#)	Land Use Type	INT	B-1	B-2	B-3	BP	I
(16)	Outdoor Alcohol Area		C	C			
(17)	Outdoor Display Incidental to Indoor Sales or Service (13+ days)		P	P	P		
(18)	Small Solar or Wind Energy System	P	P	P	P	P	P
(19)	Accessory Dwelling Unit				C		
Temporary Land Uses (see Section 2.4.10 for descriptions and standards for each land use)							
(1)	General Temporary Outdoor Sales	T	T	T	T	T	T
(2)	Outdoor Assembly	T	T	T	T	T	T
(3)	Contractor's Project Office	T	T	T	T	T	T
(4)	Contractors On-Site Equipment Storage Facility	T	T	T	T	T	T
(5)	Relocatable Building	T	T	T	T	T	T
(6)	On-Site Real Estate Sales Office	T	T	T	T	T	T
(7)	Seasonal Outdoor Sales of Farm Products	T	T	T	T	T	T
(8)	Temporary Portable Storage Container	T	T	T	T	T	T
(9)	Temporary Shelter	T	T	T	T	T	T

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OFFICIAL ZONING MAP

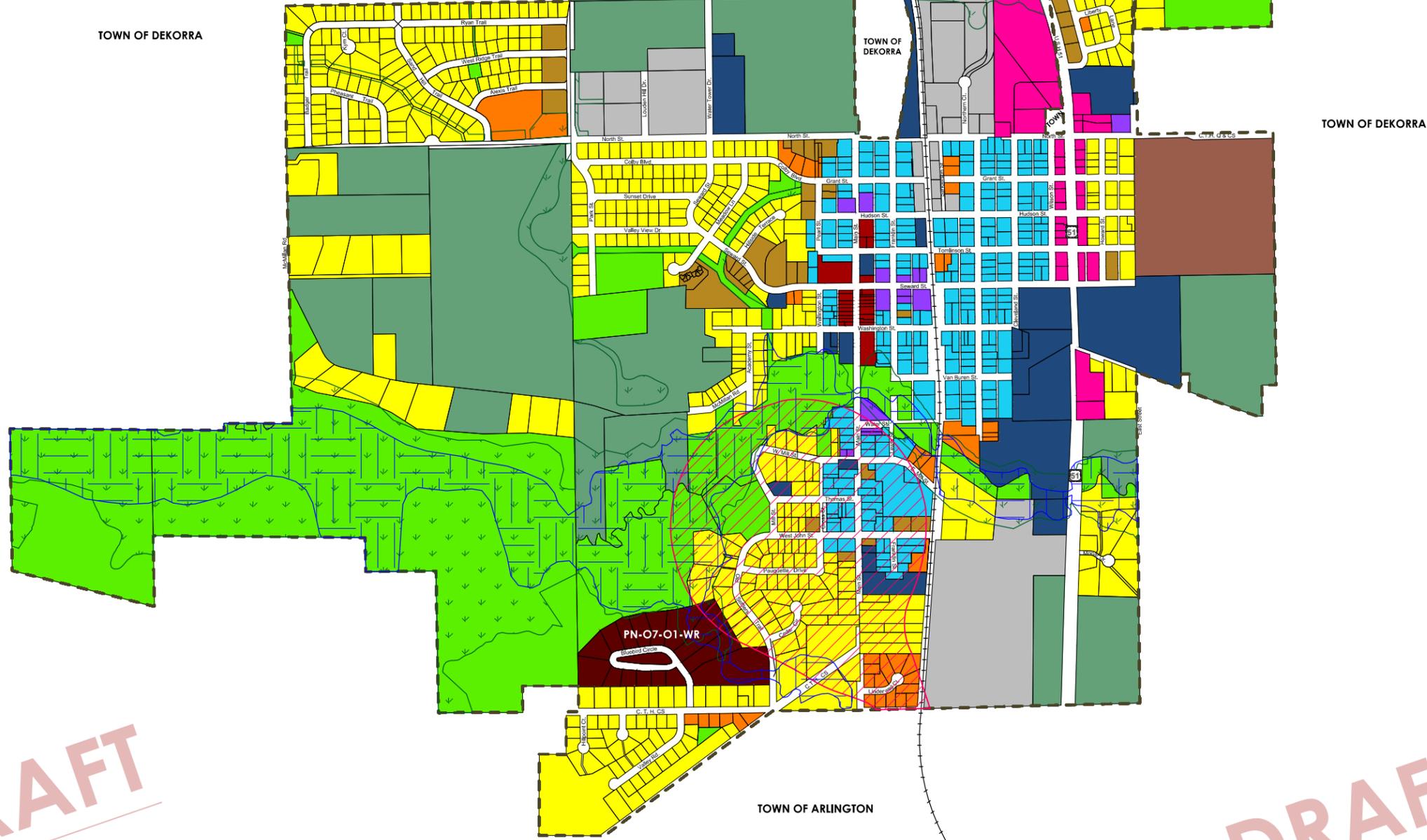
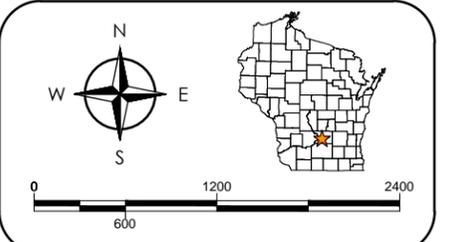
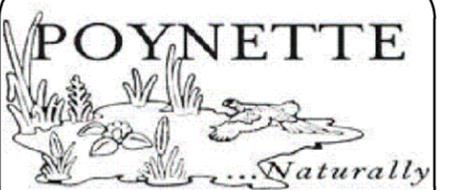
VILLAGE OF POYNETTE COLUMBIA COUNTY, WI

PUBLIC HEARING DRAFT, AUGUST 2013

LEGEND

Zoning Districts	
	AT Agricultural Transition
	P Parks and Public Lands
	R-1-M Single Family Residential - Modern
	R-1-T Single Family Residential - Traditional
	R-2 Duplex Residential
	R-MF Multifamily Residential
	R-MH Mobile Home
	INT Institutional
	B-1 Downtown Commercial
	B-2 Highway Commercial
	B-3 Neighborhood Commercial
	I Industrial
	PN Planned Neighborhood
	Wellhead Protection Overlay
	Conservation Overlay
	Floodplain Overlay
	Railroad Tracks
	Public Right-of-Way
	Village Boundary

- NOTES:
- REFER TO THE FEMA FIRM MAPS FOR DETAILS REGARDING SUBCATEGORIES OF THE FLOODPLAIN DISTRICT AND THE VILLAGE OR COUNTY FLOODPLAIN ORDINANCES FOR REGULATIONS ASSOCIATED WITH EACH SUBCATEGORY.
 - THE SHORELAND - WETLAND ZONING DISTRICT BOUNDARIES SHALL INCLUDE ALL AREAS AS NOTED IN VILLAGE ORDINANCE TITLE III, CHAPTER 4.
 - IN ADVANCE OF DEVELOPMENT, CONSERVATION OVERLAY ZONING BOUNDARIES ARE GENERALIZED BASED ON UNDERLYING NATURAL RESOURCE OR DRAINAGE FEATURES. BOUNDARIES WILL BE FINALIZED AT THE TIME OF ADJACENT LAND DEVELOPMENT.
 - THIS MAP MAY NOT BE FULLY UP TO DATE AT THE TIME OF VIEWING. THE TOWN CLERK MAINTAINS THE OFFICIAL ZONING MAP AT THE VILLAGE HALL.



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