DATE: Monday, November 18, 2019
TIME: 5:30 PM
LOCATION: Greenville Town Hall, W6860 Parkview Dr., Greenville, WI 54942

OPENING

1. CALL TO ORDER, ROLL CALL & APPROVAL OF AGENDA

2. APPROVAL OF MEETING MINUTES

2.a. Approval of Zoning Committees September 16, 2019 meeting minutes
20190916_ZCminutes

3. PUBLIC COMMENT

3.a. Public Comment Documents
RANW Public Comments 11-18-19

4. NEW BUSINESS

4.a. Discuss Zoning Ordinance District Regulations.
M - Zoning District Regulations 11.18.2019
1st Draft Zoning Ordinance District Regulations

4.b. Discuss Zoning and Planning RFP/RFQ.
M - RFP/RFQ
Zoning RFP.pdf
Planning RFP.pdf

5. ADJOURNMENT
Agenda has been posted and distributed in accordance with Wisconsin State Statutes. A quorum of the Town Board and/or other Town Committees or Commissions may be in attendance. However, the only business to be conducted is for the Ad Hoc Zoning District Regulations Committee.
AD HOC ZONING COMMITTEE
MEETING AGENDA

DATE: Monday, September 16, 2019
TIME: 5:30 PM
LOCATION: Greenville Town Hall, W6860 Parkview Dr., Greenville, WI 54942

OPENING
PRESENCE: Leanne Meidam-Wincentsen, Joe Ryan (present until 6:30pm, then telephone), Jack Anderson, Andy Peters, Dean Culbertson, Mark Strobel, Dayna Watson (telephone)
ABSENT: Jim Ecker, Jim Cotter, Greg Kippenhan
Meeting called to order at 5:31pm.

1. CALL TO ORDER, ROLL CALL & APPROVAL OF AGENDA
Motion by Dean Culbertson, second by Leanne Meidam-Wincentsen to approve the agenda. Motion carried 7-0.

2. APPROVAL OF MEETING MINUTES
N/A

3. PUBLIC COMMENT
Jennifer Sunstrom, Government Affairs Director, Realtors Association of Northeast Wisconsin. She is wondering if the Supervisors and Commission Members would be open to extending the January 1, 2020 time line for AG residential building permits to coincide with the zoning updates. She would like the Realtors Association to be involved in the zoning planning and updates.
Motion by Jack Anderson, second by Andy Peters to close public comment. Motion carried 7-0.

4. NEW BUSINESS


M - Public Participation 09162019
In addition to the methods discussed in the staff report, the members would like a postcard
sent out as a kick-off to let people know of the updated process and where they can get information in the future. A “commercial” will also be created for posting.

M - Zoning Process 09162019
3. The Committee would like staff to move forward with Site Plan Staff Approval language.
4. The Committee would like to move forward with Special Exceptions being handled by the Planning Commission.
5. The Committee likes the Planned Unit Development (PUD) zoning concept.
6. The committee agrees building codes should be put together in Ch. 85.

M - District Regulations 09162019
5. The Committee feels we can leave out the overlays until they can be researched more thoroughly and to make sure the public knows this is the strategy.

4.e. Ad-Hoc Zoning District Regulations Committee Discussion.
M - Development Regulations 09162019
3. The Committee feels we can lower the parking requirement, but not strike it all together, also to add snow removal storage.
6. The Committee is ok with holding off on temporary sign enforcement until the code is updated.

5. ADJOURNMENT
Motion made by Jack Anderson, second by Mark Strobel to adjourn. Motion carried 7-0 and the meeting was adjourned at 7:09pm.
MEMORANDUM

TO: Greenville Zoning Committee and various Ad Hoc Committees
FROM: Jennifer Sunstrom, RANW Government Affairs Director
DATE: November 18, 2019
RE: Zoning Ordinance Update

The REALTORS® Association of Northeast Wisconsin (RANW) greatly appreciates the opportunity to provide some initial thoughts regarding the first draft of the town’s zoning code changes. We have only been able to take a tertiary look at proposed changes, and intend to spend time looking at the ordinance in-depth and provide more substantive feedback in the near future.

At this point in time we have found several proposed changes that we believe are positive for housing, private property owners and economic development overall. Such items include:

- Creating efficiencies and cost/time savings for applicants by reducing the steps necessary for site plan reviews and special exemption requests.
- The addition of several zoning classifications such as R4, mixed-use districts, zero-lot line, and rural residential
- Reduction of unnecessary parking spaces
- Progress on more efficient and affordable development through reduced lot dimensions (see note below)

Area of potential concern, or at least in need of further analysis and clarification include:

- Elimination of Planned Unit Developments (PUDs) – We appreciate the effort to think “outside of the box” and create more predictability for all parties. However, we are still looking into how this might affect the overall development process.
- Lot and building dimensions – As mentioned above, we appreciate the consideration of reducing current requirements. Lot size and setbacks tend to be the most misunderstood area of land use regulations. We have attached a copy of Little Chute’s newly adopted zoning classification – Dense Modern Single Family district. Given the growing concern over the lack of workforce housing across Northeast Wisconsin, these are the types of options we ask all communities give greater consideration. Additionally, we would like to extend an invitation to anyone from the town to come on a guided tour of some local development projects that have allowed for smaller lots and widths. It can be very difficult to envision the ability to do high-quality development on smaller lots without being able to see what such a neighborhood looks like in-person.

Again, this is only our initial reaction to what is proposed and we understand that the code will undergo several drafts. Our association asked to be included in this process and we wanted to demonstrate a good-faith effort to be engaged throughout the process.

Thank you for your consideration. If you have any questions, please do not hesitate to contact me.
VILLAGE OF LITTLE CHUTE

ORDINANCE NO. , SERIES OF 2019

AN ORDINANCE AMENDING THE CHAPTER 44 - 
OF THE VILLAGE OF LITTLE CHUTE MUNICIPAL CODE.

WHEREAS, the Plan Commission of the Village of Little Chute has recommended the following ordinance amendments; and,

WHEREAS, a public hearing has been held before the Village Board of Trustees, Village of Little Chute; and,

WHEREAS, the Village Board of Trustees, Village of Little Chute, finds the following ordinance amendments to be in the public interest;

NOW, THEREFORE, the Village Board of Trustees, Village of Little Chute, do ordain as follows:

Section 1. That CHAPTER 44 - ZONING - ARTICLE II ZONING DISTRICTS, Section 44-42.- Establishment of Districts is hereby amended and Section 44-46.1.- RD dense modern single-family district, of the Municipal Code of the Village of Little Chute is hereby created to read as follows:

ARTICLE II. - ZONING DISTRICTS

Sec. 44-42. - Establishment of districts.

For the purpose of this article, present and future, provision is hereby made for the division of the village into the following nine basic zoning districts:

(1) RC conventional single-family district.
(2) RD dense modern single-family district.
(3) RT two-family residential district.
(4) RM multifamily residential district.
(5) MH mobile home district.
(6) CB central business district.
(7) CH commercial highway district.
(8) CS commercial shopping center district.
(9) ID industrial district.
(10) CN conservancy district.
(11) IT institutional district.

Sec. 44-46.1. - RD dense modern single-family district.

(a) Purpose. The RD dense modern single-family district is intended to provide for more dense single-family detached residential uses in modern development forms.

(b) Permitted principal uses and structures. The following are permitted principal uses and structures in the RD district:

(1) Single-family detached dwellings.
(2) Municipal owned parks, playgrounds and community centers.

(c) Permitted accessory uses and structures. The following are permitted accessory uses and structures in the RD district:

(1) Uses and structures customarily accessory and clearly incidental to permissible principal uses and structures.
(d) **Special exception uses and structures.** The following are special exception uses and structures in the RD district:

(1) Public utility installations.

(e) **Dimensional requirements.** The following are dimensional requirements in the RD district:

(1) Single-family detached dwellings. The minimum land dimensions are as follows:
   a. The lot area is 6,000 square feet per dwelling.
   b. The lot width is 60 feet.
   c. Setbacks are as follows:
      1. The front yard setback is 20 feet.
      2. The side yard setbacks are six feet individually.
      3. The rear yard setback is 12 feet.
   d. The minimum greenspace is 40 percent.
   e. The maximum height is 30 feet (2 stories).

(f) **Permitted accessory signs.** The permitted accessory signs are as follows:

(1) One subdivision identification sign limited to 25 square feet in area.
(2) One temporary sign for each street frontage advertising the sale or lease of real estate provided such sign is limited to nine square feet in area. No temporary sign shall be erected within ten feet of any adjacent side yard, and no temporary sign shall remain after the sale, lease, or development of the property.

(g) **Off-street parking requirements.** The off-street parking requirements are as follows:

(1) For dwellings, the off-street parking requirements are two per unit.
(2) For community centers, the off-street parking requirements are one space per four persons of maximum capacity.
(3) For all other uses, the off-street parking requirements are to be established by site plan approval of the Plan Commission.

Section 2. That this Ordinance shall be in full force and effect from and after its passage as provided by law.

Date introduced, approved and adopted: ____________, 2019

VILLAGE OF LITTLE CHUTE

By ________________________________

Michael R. Vanden Berg, Village President

By ________________________________

Laurie Decker, Village Clerk
AGENDA MEMORANDUM

To: Zoning Ordinance District Regulations Ad Hoc Committee
From: Michael J. D. Brown, Community & Economic Development Director
Date: November 11, 2019
RE: Zoning Ordinance Update

ACTION TYPE: Discussion

BACKGROUND & SUMMARY: On August 26, 2019 the Town Board created Ad Hoc Committees to review specific sections of the Zoning Ordinance rewrite/update. This committee is tasked with reviewing district regulations related content of the ordinance for the following areas:

1. District Purpose
2. Uses
3. Dimensional Requirements
4. Overlay Districts
5. Communication Towers/Antennas
6. Resource Extraction

Attached is a first rough draft of these sections. Below are topics for discussion as well as modifications made. Staff is looking for policy direction on the draft and these topics in order to develop a second rough draft.

MODIFICATIONS AND POLICY QUESTIONS:

1. District Purpose:
   a. A Rural Residential District, Open Space District and Institutional District have been created per the 2040 Comprehensive Plan Action Item 4b-5.

   b. A Mixed Use District has been created and the Planned Unit Development eliminated per the direction from the Zoning Committee at its September 16, 2019 meeting.

   c. An Attached Single-Family District (Townhomes) has been created. The current ordinance has a definition for them and they exist in town, but is not specifically allowed within any district. This also is consistent with the 2040 Comprehensive Plan Policy 6b-1, Strategy 6b-2 and Action Item 6b-2.

   d. The Planned Commercial and Business Park Districts have been eliminated and consolidated into the General Commercial and Industrial Districts respectively per 2040 Comprehensive Plan Action Item 4b-6.
2. Uses:
   a. Uses have been consolidated to tables and have been generalized and definitions developed for each.
   
b. Special Exceptions have been minimized based on recent discussions regarding updating uses in August 2019 as well as discussions with the Town attorney due to compliance with WI Act 67 of 2017.
   
c. In order to provide alternative housing options consistent with the 2040 Comprehensive Plan Policy 6b-1, Strategy 6b-2 and Action Item 6b-2, Accessory Dwelling Units are proposed in residential districts; they currently are permitted in the commercial districts. An Accessory Dwelling Unit is a dwelling unit that is in addition to the main dwelling unit either attached or detached. They are smaller in size and provide an additional dwelling space for family members or non-family members. They are also commonly known as “granny flats” and “mother-in-law suits” to name a few. Staff attended the Upper Midwest Planning Conference in October and attended a session on ADUs as well as a webinar on the topic of ADUs and have incorporated the concepts learned into the ordinance.

3. Dimensional Requirements:
   a. They have been consolidated to tables.
   
b. Currently, detached garages and sheds aren’t limited in size, only by lot coverage. Staff recommends setting a limit on size within the R1, R2, R3 and R4 zoning districts as these buildings in urban residential districts could be larger than the main house and create an undesirable aesthetic and feeling to a neighborhood. The ordinance limits maximum size on detached garages/storage buildings to 1,500 square feet and sheds to 500 square feet based on average sizes across the industry and what staff has seen in Greenville. This is consistent with the 2040 Comprehensive Plan Framing Concepts 4a, b, c & d and associated policies/strategies/action items. The Agricultural and Rural Residential Districts would not have any limits.
   
c. Currently the definition of lot coverage only includes buildings, not structures; therefore, a residential property could install structures all over their property. Staff has consistently heard Greenville wants to keep the “green” in Greenville. Proposed language includes structures in the lot coverage definition and set a maximum lot coverage percentage for agricultural, residential and open space zoning districts along with a minimum yard greenspace requirement which has been used unofficially at six feet; commercial, industrial, institutional and airport districts would not have a lot coverage requirement but be limited by the required yard/green space areas and overall stormwater requirements currently in place. This is consistent with the 2040 Comprehensive Plan Framing Concepts 4a, b, c & d and associated policies/strategies/action items.
   
d. Currently no maximum lot size exists for any districts. Should maximum lot sizes be included? Maximum lot sizes help keep the cost of services down as there is a greater tax base to spread it across. While costs to the Town for properties on well and septic are low or non-existent now, eventually services and utilities will be extended
throughout the Town. If there isn’t adequate density, the tax base will be required to subsidize services at a much higher cost without proper planning now. If the Committee is interested in this concept staff will conduct further research on how other communities address this. This is consistent with the 2040 Comprehensive Plan Framing Concepts 7d, 8a, 8b, 9b, 9c and 9d and associated policies/strategies/action items.

e. In order to be consistent with the 2040 Comprehensive Plan Policies 6a-1, 6a-3, 6b-1 Strategies 6a-1, 6a-2, 6b-2 and Action Item 6b-3 and 7d-2 and to be compliant with Act 243\(^1\) which requires a reduction in cost and time to develop by 20 percent, the dimensional regulations for the R1 Single-Family and the density maximum for R3 Multi-Family have been modified based on conversations with the Realtors Associations. Below is a table showing the existing regulations, the Realtors Association recommendations and staff recommendations.

<table>
<thead>
<tr>
<th>Regulations R1</th>
<th>Existing</th>
<th>Realtor</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size in sq. ft.</td>
<td>13,500</td>
<td>3,500</td>
<td>10,000</td>
</tr>
<tr>
<td>Minimum Lot Width in ft.</td>
<td>85</td>
<td>40</td>
<td>60</td>
</tr>
<tr>
<td>Minimum Front Yard</td>
<td>30</td>
<td>20</td>
<td>25</td>
</tr>
<tr>
<td>Minimum Corner Side Yard</td>
<td>30</td>
<td>20</td>
<td>25</td>
</tr>
<tr>
<td>Minimum Interior Side Yard</td>
<td>10</td>
<td>6</td>
<td>8</td>
</tr>
<tr>
<td>Minimum Rear Yard</td>
<td>25</td>
<td>20</td>
<td>20</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Regulations R3</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Dwelling Density units/acre</td>
<td>10</td>
<td>20</td>
<td>20</td>
</tr>
</tbody>
</table>

f. Zero lot lines have been provided to allow for individual lots for duplexes, townhomes and commercial/industrial developments with multi-tenant buildings.

4. Overlay Districts:
   a. At the September 16, 2019 Zoning Committee meeting the Committee directed staff to eliminate the overlay districts in the interim until further sub-area planning can be completed in order to develop appropriate ordinance language. The sub-area planning will allow a public involvement process to develop and design the future of these special districts. The ordinance would then be updated after the completion of the sub-area plans consistent with 2040 Comprehensive Plan Action Items 4b-2, 4b-8, 5c-5 & 6a-1.

   b. At the September 16, 2019 Zoning Committee meeting the Committee directed staff to eliminate the Planned Unit Development Article and develop a Mixed Use District in its place in order to provide greater control in zoning a property but also flexibility for development of a property; this has been developed and is consistent with the 2040 Comprehensive Plan Framing Concepts 4a, b, c & d and associated policies/strategies/action items.

5. Communication Towners/Antennas: There have been no major modifications as most of these regulations are regulated through State and Federal law.

---

\(^1\) WI Act 243 requires Cities and Villages over 10,000 population to develop ways in which cost of development can be reduced by 20% by January 1, 2020. While Greenville is only a Town, because it is working towards incorporating into a Village, it has volunteered to work towards compliance with Act 243 in anticipation of incorporation. 66.10013 & 66.10014
6. Resource Extraction: There have been no major modifications at this time.

7. Diagrams will be developed once a consultant has been contracted with.

8. Consistency with the 2040 Comprehensive Plan. The following items have been introduced indirectly with the modifications. Further regulations could be developed; however, it would take more time. If the Committee is interested in staff researching these further please direct us to do so.
   
   a. Action Item 3a-3 develop age friendly zoning amendments.
   b. Action Item 9b-6 incorporate provisions for solar, small wind, geothermal, and other alternative energy provisions into the zoning ordinance.

**STAFF RECOMMENDATION:** Staff recommends the committee review the first rough draft and discuss any modifications it would like.

###

**Attachments:**

1. Draft Ordinance related to the topics above.
Article VIII
Building Permits

§ 320-212 Permits Required
Building permits shall be required in compliance with this Chapter and Chapter 85. An approved site plan shall be required per 320-XX prior to issuance of a building permit.

Article IX
Zoning District Regulations

§ 320-83 Interpretation, Application and Organization.
A. All uses and structures, dimensional, sign, landscaping/screening and off-street parking regulations and district regulations shall be as set forth in the following articles and as modified and supplemented by the remainder of this chapter.

B. Permitted principal and accessory uses and structures listed for any district shall be permitted by right subject to the conditions as specified. Any use or structure not listed for the district shall be prohibited except as provided in Subsection D of this section.

C. Special Exception uses and structures listed for any district are permissible only upon approval as required by Article ?? (SPECIAL EXCEPTION) Any use or structure not listed for the district shall be prohibited except as provided in Subsection D of this section.

D. New Compatible Uses and Structures: The zoning administrator may allow a land use to be considered as a permitted, Special Exception or an accessory use or structure which, though not identified by name in a zoning district, is deemed to be similar in nature, and clearly compatible with the listed uses. Addition of Non-listed Uses to Zoning Ordinance: All non-listed uses and structures that may be approved may be added to the appropriate use list at the time of periodic updating or upon request by the Planning Commission or Town Board.

E. No land, building or structure shall hereinafter be used or occupied, and no building, structure, or part thereof shall hereinafter be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all the regulations herein specified for the district in which it is located.

F. No lot or yard existing at the effective date of adoption of this chapter shall be reduced in dimension or area below the minimum requirements set forth herein. Lots or yards created after the effective date of adoption of this chapter shall meet the minimum requirements established by this chapter.

G. A site plan is required in conjunction with Article ??? Site Plans of this Chapter and must be approved before installation of improvements, issuance of an erosion control/stormwater permit and issuance of a building permit.
§ 320-XX Zoning District Purposes

A. AED Exclusive Agricultural District: This district is intended to maintain highly productive agricultural lands in agricultural production by effectively limiting encroachment of nonagricultural development; by minimizing land use conflicts between agricultural and nonagricultural uses; and by minimizing public service and facility costs associated with nonagricultural development. This district is further intended to comply with standards contained in Chapter 91, Wis. Stats., to permit eligible landowners to receive tax credits under § 71.09, Wis. Stats., in connection with their agricultural operations.

B. AGD General Agricultural District: This district is intended to maintain open land areas predominantly devoted to farming and agricultural related uses. It is anticipated that while certain areas within this district may eventually be used for nonagricultural uses, the intensity of development will remain significantly limited due to a lack of urban facilities and services.

C. OS Open Space District: This district is intended to maintain open space focused on natural features such as lakes, rivers, streams, wetlands, woodlands and prairies; active and passive recreation; and functional features such as stormwater management facilities.

D. RR Rural Residential District: This district is intended to provide for a more rural single-family detached residential development style not connected to public water and sewer and limited to individual home sites on lots of record or created by certified survey map with minimal development through recorded subdivision plats.

E. R1 Single-Family Residential District: This district is intended to provide for a more urban single-family detached residential development style within platted subdivisions providing curb, gutter and storm sewer and connected to municipal water and sanitary sewer.

F. R2 Two-Family Residential District: This district is intended to provide for medium-density residential development with emphasis on two-family residential uses with a more urban residential development style within platted subdivisions providing curb, gutter and storm sewer and connected to municipal water and sanitary sewer.

G. R3 Multifamily Residential District: This district is intended to provide for medium-to-high-density residential area with emphasis on multifamily or apartment development with a more urban residential development style providing curb, gutter and storm sewer and connected to municipal water and sanitary sewer.

H. R4 Attached Single-Family Residential District: This district is intended to provide for medium-to-high-density residential area with emphasis on attached single-family or townhome/rowhome development with a more urban residential development style providing curb, gutter and storm sewer and connected to municipal water and sanitary sewer.
I. MH Mobile/Manufactured Home Park District: This district is intended to permit mobile/manufactured homes as permitted by Wisconsin Administrative Codes.

J. INST Institutional District: This district is intended to provide for public and quasi-public institutional organizations such as government, schools, utilities, non-profits and other similar uses.

K. NC Neighborhood Commercial District: This district is intended to apply to small scale neighborhood oriented commercial retail and service establishments either freestanding or in a small cluster. Higher density residential uses may also be considered.

L. GC General Commercial District: This district is intended to apply to commercial establishments whether small or large-scale with either single or multiple buildings on a single parcel or lot. It is the intent of this district to encourage grouping of such commercial establishments. Higher density residential uses may also be considered.

M. IND Industrial District: This district is intended for a mix of office, commercial, manufacturing, warehousing, wholesaling, distribution and closely related uses in a commercial/business/industrial park setting. It is further the intent of this district to be so located in relation to major thoroughfares that resulting traffic generated by industrial activity will not be channeled through residential area.

N. AD Airport District: This district is intended to recognize the Appleton International Airport is a unique land use and must adhere to the recommendations of the airport master plan. The Airport District includes all uses within county owned land for airport purposes.

O. MXD Mixed Use District: This district is intended to encourage quality and desirable development by allowing for greater flexibility and design freedom than permitted under other zoning district regulations. These regulations are established to permit and encourage mixed use developments; create diversification, variation and imagination in layout of development; to encourage the preservation of open space; and to encourage more rational, economic development with respect to the provisions of public services.

§ 320-XX Principal and Special Exception Uses and Structures

Table XX Principal and Special Exception Uses and Structures

§ 320-XX Principal and Special Exception Use and Structure Definitions and Additional Regulations

A. Adult Use: Shall be defined as a use which includes bookstores, motion-picture theaters, mini-motion-picture theaters, bath houses, massage parlors, modeling and body painting studios and cabarets whose principal use is to depict, describe, engage in or relate to specified anatomical areas or specified sexual activities. They shall be a minimum of 500 feet (measured from the property line) from churches, schools, residential districts, parks and park facilities, day cares and 1,000 feet from other adult uses. Specified anatomical
<table>
<thead>
<tr>
<th>Principal/Special Exception Uses and Structures</th>
<th>P = Permitted Principal Use</th>
<th>S = Special Exception Use</th>
<th>X = Prohibited Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult Use</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Agriculture/Agricultural Use</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Airport Use</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Automobile Use: Motor Vehicle Filling Stations</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Automobile Use: Sales and Service</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Automobile Use: Salvage Yard</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Bar/Tavern/Tap Room</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Bed-and-Breakfast, owner shall reside on premises</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Cemetery</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Communication Tower &amp; Antenna</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Day Care, Family</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Day Care, Group</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Distribution/Wholesale Use</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Dwelling: Accessory Dwelling Unit, access to permitted principal/special exception use</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Dwelling: Community Living Arrangements per § 62.23(7)(j), 48.03, Wis. Stats.</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Dwelling: Existing and new developments within agriculturally zoned property</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Dwelling: Mobile/Manufactured Home</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Dwelling: Multifamily</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Dwelling: Single-Family Attached</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Dwelling: Single-Family Detached</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Dwelling: Two-Family Attached</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Entertainment Use</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Government Use</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Home Occupation</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Hospital</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Home/Mobile</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Institutional Use</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Legal Use</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Landfill/Recycling Facility</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Manufacturing Use</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Manufacturing Use: special</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Mining/Resource Extraction</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Mining/Resource Extraction Article ??</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Nursing Home</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Office Use</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Open Land</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Open Space</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Outdoor Storage, accessory to permitted principal/special exception use</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Outdoor Use/Service/Others, accessory to permitted principal/special exception use</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Park/Preservation</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Park-in-Place Lot</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Recreational Use, indoor</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Recreational Use, outdoor</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Religious Use</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Restaurant</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Retail Use</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>School</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Self Storage Facility</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Stormwater Facility</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Utility</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Warehouse, Accessory to a Retail or Service Use</td>
<td>P</td>
<td>S</td>
<td>X</td>
</tr>
</tbody>
</table>

P = Permitted Principal Use; S = Special Exception Use; X = Prohibited Use

Zoning Occupancy Certificate is required for all uses, see Article 777
areas shall be defined as Less than completely and opaquely covered human genitals, pubic region, buttocks, female breast below a point immediately above the top of the areola and human male genitals in a discernibly turgid state even if completely or opaquely covered. Specified sexual activities shall be defined as Activities where human genitals are in a state of sexual stimulation or arousal; acts of masturbation, sexual intercourse or sodomy; and fondling or erotic touching of the human genitals, pubic region, buttocks or female breast.

B. Agriculture/Agribusiness Use: Shall be defined as agricultural business where the property owner earns a substantial part of his or her livelihood from farming operations on the farm parcel by performing the operations themselves or through a lease to a separate operator; uses including but not limited to beekeeping, dairying, floriculture, poultry and livestock raising, stables, and orchards, raising of grain and seed crops, raising of grass and mint, raising of nuts and berries, raising of fruits and vegetables, viticulture, and forest and game management, fur farms and similar uses. This includes sale of products produced on premises.

(1) Fur Farms: Shall be defined as in § 29.001, Wis. Stats.

(2) Stable: Shall be defined as a premises where more than one horse (livestock) is boarded, raised, kept or trained, regardless of whether such horses are (livestock is) owned by the occupants or owners of the premises. A stable shall provide three acres' minimum of land required for one horse or pony plus one acre for each additional horse or pony. A riding stable shall be defined as a premises on which horses are (livestock is) kept for the purpose of renting them to the public on any basis. A riding stable shall consist of not less than five acres.

C. Agritourism: Shall be defined as recreational, educational, and entertainment activities in an agricultural setting such as a farm or ranch where the public is able to participate in and experience agricultural uses and activities.

D. Airport Use: Shall be defined as any use related to airport operations including but not limited to administrative offices, terminals, hangars, runways, taxiways, maintenance/service operations indoor or outdoor, fuel storage, outdoor storage, parking lots and driveways and commercial/industrial uses directly related to airport operations. Airport shall be defined as any use which complies with the definition contained in Chapter 114, Wis. Stats., or any airport which serves or offers to serve common carriers engaged in air transport.

E. Automobile Use, Motor Vehicle Filling Stations: Shall be defined as a building and premises where gasoline, oil, grease, batteries, tires and automobile accessories and convenience retail goods may be supplied, dispensed and sold. The following conditions shall be complied with:

(1) Proximity to residential uses. Motor vehicle filling stations shall be 250 feet from any parcel zoned residential.
(2) Direct access to arterial streets required. All motor vehicle filling stations shall have direct access to an arterial street which is a federal, state, or county designated highway, except where it is part of a nonresidential development where access is provided by a parallel access road, or reverse frontage road, where nonresidential uses will be on both sides of the street.

(3) Fuel pump location. Any fuel pump, underground fuel storage tanks and islands shall be at least 50 feet from any street or abutting lot line and meet all other State of Wisconsin regulations.

(4) Canopies. The canopies provided over the pump islands of convenience stores with gas pumps shall meet the yard requirements of a principal structure. In addition:

(a) Obstruction of visibility at rights-of-way prohibited. The canopy shall not block visibility at intersections of rights-of-way or drives.

(b) Zoning district dimensional requirements shall be met. All pump islands, their surrounding structures and the canopy overhang shall meet the underlying zoning district's dimensional requirements.

(c) Maximum height. Under no circumstances shall the canopy be higher than 25 feet.

(d) Signs not permitted. No signs shall be permitted on canopy roofs.

(5) Lighting. The off-street parking and fueling area may be illuminated. Total cutoff of light shall be at an angle of less than 90° and shall be located so that the bare light bulb, lamp or light source is completely shielded from the direct view of an observer five feet above the ground at the point where the cutoff angle intersects the ground and so that no light can be viewed from any abutting residential zoning districts.

(6) Hours of operation. Hours of operation shall be established by the Planning Commission.

(7) Outdoor display.

(a) Products shall be sold by the principal business, or agricultural products sold by the producer.

(b) All private sidewalks serving the site shall keep a minimum of 36 inches clear of all obstructions or display items.

F. Automobile Use, Sales and Service: Shall be defined as a use that buys, sells, trades, rents or services vehicles and equipment including but not limited to dealerships, washes and repair shops; all vehicle and equipment repair shall be conducted indoors and all vehicles and equipment that are in disrepair or require body work shall be stored indoors or screened with landscaping or fencing as required in Article ??? Landscaping Requirements. A principal building is required on the same lot for all uses, sales and
service.

G. Automobile Use, Salvage Yard: Shall be defined as a premises used for the storing, dismantling, crushing, shredding or disassembly of used motor vehicles or their parts. Salvage Yards shall have a setback of 1000 feet from all residential zoning districts and from the centerline of all State and County Highways right-of-ways which include but are not limited to State Highways 15, 76 & 96 and County Highways BB, CA, CB, GV & JJ. The 1000 foot buffer includes all buildings, outdoor vehicles and parking/pavement areas.

H. Bar/Tavern/Tap Room: Shall be defined as a use that serves alcoholic beverages.

I. Bed-and-Breakfast: Shall be defined as an establishment that offers overnight accommodations and breakfast in a private home or homestead.

J. Cemetery: Shall be defined as a premises for burying the dead.

K. Day Care:

   (1) Family: Shall be defined as a place where regular day care is provided to not more than eight children and is licensed pursuant to Chapter 48, Wis. Stats.

   (2) Group: Shall be defined as a place where regular day care is provided to nine or more children and is licensed pursuant to Chapter 48, Wis. Stats.

L. Distribution/Wholesale Use: Shall be defined as a use engaging in selling and/or distributing merchandise to retailers, industrial, commercial, institutional or professional business or users or to other wholesalers or acting as agents or brokers and buying merchandise for or selling merchandise to, such individuals or companies; incidental sales to individual consumers on premises is permitted but shall not be the primary use of the business.

M. Dwelling Unit: Shall be defined as a room or rooms connected together, constituting a separate, independent housekeeping establishment for one family only, for owner occupancy or for rental, lease or other occupancy on a weekly or longer basis, physically separated from any other rooms or dwelling units, and containing independent cooking and sleeping facilities. Dwelling types are defined below.

   (1) Accessory Dwelling Unit (ADU): Shall be defined as a room or rooms connected together, constituting a separate, independent housekeeping establishment for one family only, for rental, lease or other occupancy on a weekly or longer basis, physically separated from any other rooms or dwelling units, and containing independent cooking and sleeping facilities. The following regulations shall apply.

      (a) Accessory to the permitted principal or special exception use.
(b) Residential and Agricultural Districts.

(i) A principal dwelling shall be required on the lot where an ADU is constructed.

(ii) ADUs may be attached to the principal building or detached.

(I) Attached ADUs shall have their own entrance and cannot share a main entrance with the principal residence.

(II) Detached ADUs may be constructed with in an existing residential accessory building, such as an apartment over a garage, or may be new construction.

(iii) The owner of the lot must reside either in the principal residence or in the detached structure.

(iv) ADUs may be used by family and non-family members.

(v) Maximum size shall be 800 square feet.

(vi) Maximum number of bedrooms shall be two (2).

(vii) ADUs shall comply with dimensional requirements of Table XX
(Permitted Principal/SPE)

(viii) ADUs shall comply with all residential building and sanitary codes.

(ix) Adequate off-street parking shall be provided for the residents of both the principal residence and the ADU.

(x) ADUs cannot be sold separately from the principal residence on the lot, nor from the lot on which the ADU sits.

(c) Non-Residential Districts:

(i) Detached ADUs shall be prohibited.

(ii) ADUs are prohibited on the first floor/ground floor or below the first floor/ground floor of a building. It is intended to have business on the first floor with ADUs above.

(iii) Maximum size shall be 800 square feet.

(iv) Maximum number of bedrooms shall be two (2).
(v) ADUs shall comply with dimensional requirements of Table XX (Permitted Principal/SPE).

(vi) ADUs shall meet all commercial building and sanitary codes.

(vii) Adequate off-street parking shall be provided for the principal/special exception use and the ADU.

(viii) ADUs cannot be sold separately from the principal/special exception use on the lot, nor from the lot on which the ADU sits.

(2) Community Living Arrangements: Shall be defined as per § 62.23(7)(i), 46.03, Wis. Stats. (Examples include assisted living or memory care facilities).

(3) Existing and new dwellings within agriculturally zoned property: Shall be defined as a residential use existing prior to the effective date of adoption of this Chapter.

(a) For purposes of farm consolidation, farm residences or structures that existed prior to the effective date of adoption of this Chapter may be separated from the larger parcel and new dwellings occupied by a person or a family at least one member of which earns a substantial part of his or her livelihood from farming operations on the farm parcel or is the parent or child of the farm operator.

(b) Transfer of property shall only be permitted if it meets the family requirements unless the farm land use/operation ceases, the property is rezoned to residential, the property is platted for a residential subdivision development or the property is rezoned and used for non-residential purposes. A note to this effect shall be placed on a CSM. Reference 270-37C

(c) ADUs are allowed as regulated in Section 320-xx.

(d) Dimensional regulations shall apply per Table XX.

(4) Multifamily Dwelling: Shall be defined as a building containing three or more dwelling units. The term "multifamily dwelling" shall include cooperative apartments, condominiums, apartments and the like. Regardless of how rental units are equipped, any multifamily dwelling in which units are available for rental periods of less than one week shall be considered a motel.

(5) Single-Family Attached Dwelling: Shall be defined as a building containing not more than one dwelling unit attached at the side or sides in a series or group of three or more buildings, each containing not more than one dwelling unit. Each building shall be separated from the adjoining building or buildings by a party wall or walls extending from footings through roofs. The term "attached dwelling" is intended to imply townhouses, patio, or atrium houses or any form which conforms to this definition. ADUs are allowed as regulated in Section 320-xx.
(6) **Single-Family Detached Dwelling:** Shall be defined as a building containing not more than one dwelling unit entirely separated from structures on adjacent lots. The term "detached dwelling" shall not include mobile/manufactured homes, travel trailers, or other forms of portable or temporary housing. ADUs are allowed as regulated in Section 320-xx.

(a) Additional regulations. No single-family dwelling or duplex dwelling shall be erected or installed in a zoning district within Greenville except the mobile/manufactured home district unless it meets all of the following criteria:

(i) The dwelling shall be set on a full basement or crawl space which meets the standards set forth in Subchapters III, IV and V of Chapter SPS 321, Adm. Code. The Building Inspector may require a plan certified by a registered architect or registered professional engineer to be submitted in order to ascertain that a proposed enclosed foundation system provides proper support for the structure. No cellar or basement shall be used as a dwelling prior to substantial completion of the dwelling of which it is part.

(ii) The structure shall have a minimum living area of at least 1056 square feet and a minimum width of 25 feet.

(iii) The structure shall have a core area of living space at least 20 feet by 24 feet in size to insure that adequate width exists.

(iv) The structure shall have a pitch with a minimum slope of 4/12 and eaves extending outward a minimum of 16 inches beyond the nearest vertical wall (excluding dormers and overhangs at gable ends. On homes of 1 1/2 story or more or which have a roof pitch of 7/12 or steeper, this minimum overhang requirement shall be decreased to 12 inches).

(v) The structure shall be roofed with asphalt, metal, fiberglass, woodshake, clay or cement shingles.

(vi) All on-site construction shall be in compliance with Chapter 85.

(7) **Two-Family Attached Dwelling:** Shall be defined as one building containing not more than two dwelling units or two buildings, attached at the side, with not more than one dwelling unit per building. The term "two-family dwelling" is intended to imply single-family semidetached buildings and duplexes or any form which conforms to this definition. ADUs are allowed as regulated in Section 320-xx.

(a) Additional regulations. Additional regulations shall comply with 320-XX.

N. **Entertainment Use:** Shall be defined as a use that sells or provides entertainment on site indoors. Examples include but are not limited to arcades, amusement rides, laser tag, go-carts, movie theaters, bowling alleys, skating rinks, etc.
O. Government Use: Shall be defined as any local, county, regional, state, federal or international governmental use or political unit including offices, facilities and utilities that provide a service or product for public benefit.

P. Home Occupation: Shall be defined as a means to accommodate a small family home-based business or professional home office with relocation of the business to an area that is appropriately zoned as it grows and is not able to comply with the conditions below. Home occupations shall comply with the following conditions:

(1) The total area devoted to such home occupations shall not exceed 20% of the building area of the dwelling unit involved; there is no restriction on detached accessory buildings.

(2) A home occupation shall produce no offensive noise, vibration, dust, odors, smoke, heat, pollution, glare, or radio, electrical or television interference or otherwise produce a nuisance.

(3) No materials, which decompose by detonation, shall be allowed in conjunction with a home occupation.

(4) No home occupation shall be permitted which changes the outside appearance of the dwelling or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding one square foot in area, non-illuminated, mounted flat against the wall of the principal building.

(5) Materials used in or produced by a home occupation may not be stored or displayed outside.

(6) No person other than members of the family residing on the premises shall be engaged in such occupation.

(7) Retail and wholesale sales shall be prohibited except for the retail or wholesale sales of products or goods produced or fabricated on the premises, through online sales or a byproduct of a service provided (i.e. salon products for an in-home salon) as a result of the home occupation.

(8) The applicant shall demonstrate that there is sufficient off-street parking available to the home occupation. All vehicular parking for both the residence and the home occupation shall be located on the premises.

(9) A home occupation shall be carried on wholly within enclosed buildings.

(10) Home occupation uses shall meet all applicable fire and building code safety requirements.

(11) No home occupation involving visits to the site of the home occupation by customers or the loading or unloading of business-oriented material shall be operated between the hours of 8:00 p.m. and 8:00 a.m.
(12) No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood.

(13) Every home occupation shall be subject to periodic, unannounced inspection by the Zoning Administrator in response to complaints or to ensure compliance with this chapter.

(14) The following uses are prohibited as home occupations:

(a) Animal hospitals or pet boarding.

(b) Automobile or other motor vehicle repair or paint shops.

(c) Dance studios for more than six students.

(d) Gift shops.

(e) Gun or ammunition sales.

(f) Private clubs.

(g) Restaurants.

(h) Small engine repair shops.

(i) Stables or kennels.

(j) Tourist homes or boarding houses.

(k) Any other home occupations not meeting the criteria established by this Chapter.

Q. Hospital: Shall be defined as a use where the sick or injured are given medical or surgical care.

R. Hotel/Motel: An establishment where sleeping accommodations are offered to the public and intended primarily for rental to transients with daily charge, as distinguished from multifamily dwellings and boarding houses, where rentals are for periods of a week or longer and occupancy is generally by residents rather than transients. Hotels/motels may serve meals to both occupants and others. The term "hotel" is also intended to imply motel, motor court, motor lodge, tourist court or any form which conforms to this definition.

S. Institutional Use: Shall be defined as any quasi-public, profit or nonprofit organization that provides services to the public for free or through membership. Examples of organizations include but are not limited to YMCAs, Boys and Girls Clubs, Boy Scouts/Girl Scouts, Lions/Kiwanis/Rotary Clubs and similar uses.

T. Junk Yard: Shall be defined as premises where land, building or structures where junk,
waste, discarded, salvaged or similar materials such as old metals, wood, lumber, glass, paper, rags, cloth, cordage, barrels, containers, etc., are brought, sold, exchanged, baled, packed, stored or handled, including used lumber and building materials, equipment, wrecking yards and the like. This definition shall not include automobile salvage or wrecking yards or pawnshops and establishments for the sale, storage or purchase of secondhand vehicles, clothing, furniture, appliances or similar household goods, all of which shall be usable, nor shall it apply to the processing of used, discarded or salvageable materials incident to manufacturing activity on the same site. Junk Yards shall have a setback of 1000 feet from all residential zoning districts and from the centerline of all State and County Highways right-of-ways which include but are not limited to State Highways 15, 76 & 96 and County Highways BB, CA, CB, GV & JJ. The 1000 foot buffer includes all buildings, outdoor vehicles and parking/pavement areas.

U. Landfill/Recycling Facility: Shall be defined as a public or private use that accepts yard waste, garbage and recycling material.

V. Manufacturing Use: Shall be defined as a use or process including assembling, fabricating, altering, converting, finishing, processing, treating and packaging, except any use or process specifically excluded and providing such us will not be hazardous, offensive, or objectionable by reason of odor, dust, cinders, gas, fumes, noise, vibrations, radiation, refuse mater or waste water. See 320-XX Manufacturing Use, Special for restricted uses.

W. Manufacturing Use, Special: Shall be defined as uses that require special consideration as a Special Exception and include the following uses: manufacturing and storage of flammable liquids, fertilizer, chemicals and processes including canneries and slaughterhouses. These uses shall have a setback of 1000 feet from all residential zoning districts and from the centerline of all State and County Highways right-of-ways which include but are not limited to State Highways 15, 76 & 96 and County Highways BB, CA, CB, GV & JJ. The 1000 foot buffer includes all buildings, outdoor vehicles and parking/pavement areas.

X. Nursing Home: Shall be defined as a place where regular care is provided to three or more infirmed persons, children, or aged persons, who are not members of the family which resides on the premises.

Y. Office Use: Shall be defined as a use that uses space for conducting the affairs of a business, profession or service.

Z. Open Land: Shall be defined as undeveloped land that is passive and not in active use but not considered a park/preserve. It shall include land such as wetlands, woodlands, fallow land, natural lakes/ponds, streams/streams, unique natural features and similar uses.

AA. Open Space: Shall be defined as a parcel or parcels of land or an area of water or combination of land and water designated and intended for either the recreational use and enjoyment of residents of the development for which it was established and for the
general public, or for the exclusive recreational use and enjoyment of residents of the development for which it was established. No yard required in connection with any principal use or structure shall be designated or intended for use as common open space and shall comply with the following:

(1) Nature. Common open space shall not include street rights-of-way, driveways, parking areas or yards required in connection with any buildings.

(2) Buildings and structures. Common open space areas may contain complementary buildings and structures appropriate for the recreational use and enjoyment of the residents and employees/patrons of the development for which it was established.

(3) Reservation. When common open space or any portion thereof is to be reserved for the exclusive use and enjoyment of the residents of residential developments from which it was established, the developer shall establish conditions as to the ownership, maintenance, and use of such areas as deemed necessary to assure preservation of its intended purposes. Land designated as common open space shall be restricted by appropriate legal instrument as open space perpetually or for a period of not less than 99 years. Such instrument shall be binding upon the developer, his successors and assigns, and shall constitute a covenant running with the land, and be recorded as a condition of approval.

(4) Maintenance. In the event that common open space is improperly maintained, Greenville may serve written notice upon any property owner or association setting forth the manner in which such property owners or association has failed to maintain the common open space and demand maintenance deficiencies to be corrected within 30 days. If the deficiencies as originally set forth or subsequently modified are not corrected within 30 days, Greenville may enter upon such common open space and correct maintenance deficiencies. The cost of such maintenance shall be assessed equitably against the properties within the development that have the right to use the area and shall become a tax lien on said properties. Greenville shall file notice of any liens in the office of the Clerk.

BB. Outdoor Storage: Shall be defined as a use that stores products or goods, produced by or related to the business, outdoors on site and is accessory to the permitted principal or special exception use; this excludes vehicles and equipment used for personal use or a business operation. Outdoor storage on residential or agricultural zoned property shall be permitted and are exempt from the regulations below.

(1) Residential zoning district. All outdoor storage on residentially zoned property shall be behind the front building face line.

(2) Non-Residential zoning district.

(a) All outdoor storage shall be behind the front building face line, 20 feet from the interior side lot lines and 25 feet from the rear lot line.
(b) All outdoor storage shall be screened as required in Article ?? Landscaping Requirements.

(c) Outdoor storage shall be prohibited within 1,000 feet of a residential zoning district.

CC. Outdoor Use/Service/Sales: Shall be defined as a use/service/sales that operates outdoors on a site for business purposes.

DD. Park/Preserve: Shall be defined as a tract of land used for active or passive open space education, entertainment and recreation by a government or institutional use. Activities include but are not limited to trails, playgrounds, sports fields/courts/facilities, indoor sports fields/courts/facilities, swimming pools and lakes and similar uses.

EE. Park-n-Ride Lot: Shall be defined as a parking lot where the public can park its vehicles and uses another means of transportation to commute to other destinations.

FF. Recreational Use:

(1) Indoor: Shall be defined as any private indoor commercially operated activities where the public are able to participate in activities including but not limited to sports fields/courts/facilities, skating facilities, swimming pools, golf, archery and shooting ranges, and uses of similar nature.

(2) Outdoor: Shall be defined as any private outdoor commercially operated activities where the public are able to participate in activities including but not limited to camps, golf courses, campgrounds, golf, archery and shooting ranges, sledding/skiing/skating facilities, sports fields/courts/facilities, swimming pools and lakes, and uses of similar nature.

GG. Religious Use: Shall be defined as any use that offers religious services and a location to assemble for religious purposes.

HH. Restaurant: Shall be defined as any use that prepares, dispenses and serves food for consumption on site or for carry out; alcohol may also be served as long as the establishment serves food.

II. Retail Use: Shall be defined as a use that sells or rents goods and commodities to consumers.

JJ. School: Shall be defined as a public or private school for pre-school age children through high school. It shall also include public or private colleges, universities and technical/trade/vocational schools.

KK. Self-Storage Facility: Shall be defined as a building or premises where individuals store their personal possessions for a fee. All possessions stored on premises shall be
within completely enclosed buildings except for motor vehicles, recreational vehicles or boats and other similar motorized equipment may be stored outdoors on the premises. Self-Storage Facilities are not considered Warehouses; see 320-XX Warehouse, Industrial definition. Self-Storage Facilities shall have a setback of 1000 feet from the centerline of all State and County Highways right-of-ways which include but are not limited to State Highways 15, 76 & 96 and County Highways BB, CA, CB, GV & JJ. The 1000 foot buffer includes all buildings, outdoor vehicles and parking/pavement areas.

LL. Service Use: Shall be defined as a use that provides service to customers either on premises or at the customer’s location, this excludes automobile service.

MM. Utility: Shall be defined as an entity that provides a service or product such as water, sewer, electric, gas and any similar related service or product and includes an above ground structure or building to operate the utility (i.e. electrical sub-station, utility plant, etc.). Standard underground and above ground lines used to transfer/distribute said utility are exempt from this and shall be permitted on all property.

(1) Telephone, television, natural gas and power transmission lines and similar utilities may be constructed within the setback line, and additions to and replacements of existing lines may be made, provided that the utility owner first file with Outagamie County, in the case of a County Highway, and Greenville, in the case of a local road, an agreement in writing that they will remove at their expense all new lines, additions and replacements constructed after the effective date of this amendment, when such removal is necessary for the improvement of the highway/road.

NN. Warehouse, Accessory to a Retail or Service Use: Shall be defined as building attached to or part of a retail or service use where goods/products, parts or equipment are stored to be sold on premises or used for the purpose of the service provided. The warehouse area shall not be more than 50% of the total area of the building or structure the retail or service use occupies.

OO. Warehouse, Industrial: Shall be defined as a building where raw material or manufactured goods may be stored before their export or distribution for sale; see 320-XX Self-Storage Facility definition.

§ 320-XX Principal and Special Exception Use and Structure Dimensional Regulations

Table XX Existing and New Farm Dwelling Unit Dimensional Regulations.

A. Maximum Lot Size:

(1) Maximum lot size shall be as required in Table XX Principal/SUP.

(2) If property is split by Certified Survey Map (CSM) with the maximum number of splits allowed and there is a remnant lot that is not able to meet the maximum lot size
| Principal/Special Exception Dimensional Regulations | See Section | See Diagram | AED* | AGD* | DS | BR | RE | R2 | R3 | R4 | RBT | NC | SC | IND | Airport | MDS - See 320-XX for regulations |
|---------------------------------------------------|------------|------------|------|------|----|----|----|----|----|----|-----|----|----|-----|----------|
| Minimum Lot Size in square feet                   |            |            | 5    | 5    | 0  | 10,000 | 10,000 | 8,000 | 10,000 | 5,000 | 0   | 0   | 0   | 0   | 0   | 0   |
| Maximum Lot Size in feet                           |            |            | 100  | 100  | 0  | 60  | 60  | 60  | 120  | 60  | 0   | 0   | 0   | 0   | 0   |
| Minimum Lot Width in feet                          |            |            | 160 / 120 for Cul-De-Sacs | 160 / 120 for Cul-De-Sacs | 60 / 50 for Cul-De-Sacs | 60 / 50 for Cul-De-Sacs | 60 / 25 for Cul-De-Sacs | 60 / 70 for Cul-De-Sacs | 40 / 30 for Cul-De-Sacs | 60% of lot width | 60% of lot width | 80% of lot width | 80% of lot width | 60% of lot width | 80% of lot width | 0   |
| Maximum Building Height in feet                    | 320-XX     | UNL        | 45   | 35   | 35 | 35  | 45  | 50  | 50  | 35  | 50  | 50  | 45  | 35  | 50  | 50  | UNL  |
| Maximum Lot Coverage                               |            |            | 70%  | 70%  | 50% | 70% | 70% | 70% | 70% | UNL | UNL | UNL | UNL | UNL | UNL | UNL | UNL  |
| Maximum number of Principal or Special Exception Uses per parcel |            |            | UNL  | UNL  | UNL | UNL | UNL | UNL | UNL | UNL | UNL | UNL | UNL | UNL | UNL | UNL | UNL  |
| Maximum number of Principal or Special Exception Buildings per parcel |            |            | UNL  | UNL  | UNL | UNL | UNL | UNL | UNL | UNL | UNL | UNL | UNL | UNL | UNL | UNL | UNL  |
| Minimum Building/Structure Setback in feet.        | Front      | Local Roads | 120-XX | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20  |
|                                                   | County-State Roads | 120-XX | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15  |
|                                                   | Corner Side | Local Roads | 120-XX | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20  |
|                                                   | County-State Roads | 120-XX | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15  |
|                                                   | Interior Side | 120-XX | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15  |
|                                                   | Rear        | 120-XX | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20  |
|                                                   |            |            | 10   | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10  |
| Maximum Distance Between All Buildings in feet      |            |            | 6   | 6   | 6   | 6   | 6   | 6   | 6   | 6   | 6   | 6   | 6   | 6   | 6   | 6   | 6   |
| Maximum Dwelling Unit Density per lot unless noted |            |            | 1   | 1   | 0   | 1   | 1   | 1   | 1   | 1   | 1   | 0   | 1   | 1   | 0   | 1   | UNL  |
| Maximum Accessory Dwelling Unit Density per lot unless noted | 320-XX | ADU/Use/Defini | 1   | 1   | 0   | 1   | 1   | 1   | 0   | 1   | 1   | 0   | 1   | 1   | 0   | UNL | UNL  |

*See 320-XX and Table XX for additional regulations regarding AED & AGD existing and new dwelling units*
<table>
<thead>
<tr>
<th>Existing and New Dwelling Units in Agricultural Zoning District Dimensional Regulations</th>
<th>See Section</th>
<th>AED</th>
<th>AGD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size in square</td>
<td></td>
<td>16,000</td>
<td>16,000</td>
</tr>
<tr>
<td>Maximum Lot Size in</td>
<td>30,000</td>
<td>30,000</td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Width in feet</td>
<td>100</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Minimum Frontage Width in feet</td>
<td>80 / 60 Cul-De-Sacs</td>
<td>80 / 60 Cul-De-Sacs</td>
<td></td>
</tr>
<tr>
<td>Maximum Building Height in feet</td>
<td>320-XX</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>50%</td>
<td>50%</td>
<td></td>
</tr>
<tr>
<td>Maximum number of Uses per parcel</td>
<td>UNL</td>
<td>UNL</td>
<td></td>
</tr>
<tr>
<td>Maximum number of Buildings per parcel</td>
<td>UNL</td>
<td>UNL</td>
<td></td>
</tr>
<tr>
<td>Maximum number of Uses per building</td>
<td>UNL</td>
<td>UNL</td>
<td></td>
</tr>
<tr>
<td>Minimum Building/Structure Setback in feet.</td>
<td>Front</td>
<td>Local Roads 320-XX</td>
<td>37</td>
</tr>
<tr>
<td></td>
<td></td>
<td>County/State Roads 320-XX</td>
<td>55</td>
</tr>
<tr>
<td></td>
<td>Corner Side</td>
<td>Local Roads 320-XX</td>
<td>37</td>
</tr>
<tr>
<td></td>
<td></td>
<td>County/State Roads 320-XX</td>
<td>55</td>
</tr>
<tr>
<td></td>
<td>Interior Side</td>
<td>320-XX</td>
<td>50</td>
</tr>
<tr>
<td></td>
<td>Rear</td>
<td>320-XX</td>
<td>50</td>
</tr>
<tr>
<td>Minimum Yard in feet (Green Space Required)</td>
<td>Front</td>
<td>Greenville Roads 320-XX</td>
<td>37</td>
</tr>
<tr>
<td></td>
<td></td>
<td>County/State Roads 320-XX</td>
<td>55</td>
</tr>
<tr>
<td></td>
<td>Corner Side</td>
<td>Greenville Roads 320-XX</td>
<td>37</td>
</tr>
<tr>
<td></td>
<td></td>
<td>County/State Roads 320-XX</td>
<td>55</td>
</tr>
<tr>
<td></td>
<td>Interior Side</td>
<td>320-xx</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>Rear</td>
<td>320-XX</td>
<td>6</td>
</tr>
<tr>
<td>Minimum Distance Between All Buildings in feet</td>
<td></td>
<td>10</td>
<td>10</td>
</tr>
</tbody>
</table>

UNL = Unlimited Number/Amount
that remnant lot may exceed the maximum lot size requirement. For example, if a 5 acre parcel is split by CSM to create 4 lots and three of the lots are all sized at an assumed maximum lot size of 30,000 square feet, the remaining lot may be 126,300 square feet. The remnant lot may not be split in the future by subdivision plat and shall then comply with the maximum lot size requirement.

(3) If a larger minimum lots size is required by the Outagamie County Airport Zoning regulations or other County/State/Federal regulations the maximum lots size shall be the minimum lots size as required by that entity and the remnant lot regulation shall also apply.

B. Height exceptions: Height limitations do not apply to belfries, cupolas, water tanks, elevator bulkheads, chimneys, spires, flagpoles or other appurtenances usually required to be placed above the roof level and not intended for human occupancy. These heights are not to exceed airport limitations.

C. Minimum Building/Structure Setback.

(1) Flat Work. Flat work is not included but is included when calculating the minimum yard see 320-XX.

(2) Easements. If there is an easement and it is greater than the minimum setback than the easement shall be complied with.

(3) Interior Side Building Setback. A Zero Lot Line shall be allowed to split two-family, attached single-family and commercial and industrial buildings. All other interior side building setbacks shall comply with the regulations in Table XX. See diagram XX.

D. Minimum Yard.

(1) Yard encroachment.

(a) Every part of every required front and corner/interior side yard shall be open and unobstructed by structures from 30 inches above the general ground level of the graded lot upward to the sky except as hereinafter provided or as otherwise permitted in these regulations.

(b) Roof eaves may project into a required side yard not more than two feet.

(c) Fire escapes, stairways and balconies whether unroofed, open and unenclosed or enclosed shall not intrude into required yards.

(2) Easements. Buildings, structures, trees and shrubs shall be prohibited in easements unless otherwise permitted.

(3) Interior Side Yard. A Zero Lot Line shall be allowed to split two-family, attached single-family and commercial and industrial buildings. All other interior side yards
shall comply with the regulations in Table XX. See diagram XX.

§ 320-XX Accessory Uses and Structures

Accessory uses and structures which are customarily accessory and clearly incidental and subordinate to permitted principal and special exception uses and structures when they are located on the same lot with the permitted principal and special exception use or structure shall be permitted and include but not limited to the following.

Table XX Accessory Uses and Structures

§ 320-XX Accessory Use and Structure Definitions and Additional Regulations

A. Berm: Shall be defined as a shelf, path, ledge or mound of dirt/sand/earth typically at the top or bottom of a slope.

(1) All berms require approval pursuant to site plan requirements in this Chapter.

(2) Height restriction.

(a) Residential Lots. Berms on individual residential lots shall be restricted to 42 inches in height.

(b) Residential subdivision developments and non-residential developments. Berms planned for within residential subdivision developments and non-residential developments shall not have a height restriction.

B. Driveway: Shall be defined as a private road/drive giving access from a public right-of-way to a building on adjacent grounds. Driveways may also be used to park vehicles and equipment on.

C. Fences/Walls/Privacy Screens:

(1) Definitions.

(a) Fences/walls shall be defined as a constructed barrier intended to prevent escapes or intrusion or to mark a boundary and intended to enclose an area; they are typically built along property lines or the perimeter of the property or around other structures/buildings/uses. Landscaping is not considered a fence/wall.

(b) Privacy screens shall be defined as a barrier intended to provide privacy that is not a fence/wall. They are typically used around patios, decks, porches or other areas of the property to provide privacy without installing a fence around the perimeter of the property. They shall not be greater than 10 feet in length or greater than 6 feet in height and shall be spaced at least 20 feet apart from other privacy screens on the property so that they are not construed to be a fence and they are not permitted within required front and corner side yard. Landscaping is not
<table>
<thead>
<tr>
<th>Accessory Uses &amp; Structures</th>
<th>Is a permit required</th>
<th>YES/NO/MAYBE</th>
<th>DEF</th>
<th>HGS</th>
<th>RGC</th>
<th>R1</th>
<th>R2</th>
<th>R3</th>
<th>R4</th>
<th>MH</th>
<th>INST</th>
<th>NC</th>
<th>GC</th>
<th>IND</th>
<th>Airport</th>
<th>MXD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Antennas</td>
<td>Article 770</td>
<td>Yes</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Berms</td>
<td>320-XX</td>
<td>Yes</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Privacy</td>
<td>320-XX</td>
<td>Yes</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Fences/Walls/Privacy Screen</td>
<td>320-XX</td>
<td>Yes</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Hunting Blinds</td>
<td>320-XX</td>
<td>Yes</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Backyard</td>
<td>Article 770</td>
<td>Yes, only for non-residential</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Lighting</td>
<td>Article 770</td>
<td>Yes, only for non-residential</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Parking area, grass/natural areas</td>
<td>Article 770</td>
<td>Yes</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Parking area, paved</td>
<td>Article 770</td>
<td>Yes</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Parking area, gravel/paved (asphalt, concrete, pavers etc.)</td>
<td>Article 770</td>
<td>Yes</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Signs</td>
<td>Article 770</td>
<td>Yes, only for non-residential</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Wind Turbines</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Note:** See Article 770 for regulations.
considered a privacy screen. If greater privacy is desired landscaping and/or a fence/wall should be considered or a request can be made to the Planning Commission for consideration and approval. A permit is not required but shall be reviewed by the Building Inspector.

(2) Regulations.

(a) Purpose. The purpose of this section is to provide guidance for landowners wishing to construct a fence. The intention is to allow landowners to construct fences for the purpose of enhancing their privacy, increasing or maintaining property value, or improving the aesthetics of the property. At the same time, it is important these structures do not infringe upon safety, or nearby current or future neighbors, by unreasonably restricting their view or quality of life or negatively impacting property value. It is also recognized Greenville is a community which values a sense of openness and neighborliness, and fence structures should not contradict these values. Additionally, fences allowed to be constructed must be maintained to preserve the quality originally intended.

(b) Fences and walls on lots and parcels zoned and being used for agricultural purposes exceeding five acres in area are exempt from height restrictions and permit requirements.

(c) Fences and walls on lots and parcels zoned for residential uses may be permitted in any required yard or along the edge of any required yard, unless prohibited by other restrictions. No fence or wall may exceed a height of 48 inches along the sides or front edge of any required front or corner side yard measuring from the property line to the face of the principal structure. No fence or wall may exceed a height of six feet in any other required yard or along the edge of any required yard.

(d) Fences and walls on lots and parcels zoned and being used for commercial and industrial purposes may not exceed a height of eight feet; provided, however, that a security topper not to exceed two feet may be added to any fence along any property line except a property line adjoining a road.

(e) The finished or decorative side of a fence or wall shall face the adjoining property, and no part of a fence or wall shall project over the property line.

(f) No fence or wall is permitted within any stormwater, water or sanitary sewer easement. Other utility easements may also have restrictions.

(g) All fences and walls must provide for natural surface water flow.

(h) Height limitations shall be referenced to any Greenville-approved drainage and grading plan.

(i) Temporary fences for short-term planting, construction, hazard or temporary event shall be marked with colored streamers or other warning devices at four-
foot intervals. Temporary fences shall comply with all fence requirements of this section and shall be removed upon completion of the temporary activity.

(j) Electric, barbed wire and razor wire fences are prohibited in all residential districts.

(k) See 320-29 for corner visibility requirements.

(l) See Table ?? 320-XX for dimensional requirements.

D. Fire Wood: No firewood shall be stored in any required front or corner side yard or closer than two feet to any residential lot line.

E. Garage: Shall be defined as an accessory building designed or used for inside parking of private motor vehicles, recreational vehicles or boats, storage of personal property and commonly accepted accessory uses related to and by the occupant of the principal building/use. A private garage attached to or a part of the main building is to be considered part of the main building.

(1) Detached garages for residential purposes zoned R1, R2, R3 and R4 shall be greater than 500 square feet and less than or equal to 1,500 square feet. Reference 320-XX Shed.

(2) Attached garages for residential purposes shall not have a size limit. They shall be connected to the principal building and meet required building codes. It is the intent attached garages are physically attached through walls and not by breeze ways or other passage ways so as to not increase the size of the attached garage as there is no size limit. Small breeze ways or other passage ways that are enclosed may connect between the garage and house but should not be greater than ten (10) feet away from the house.

F. Hunting Blind: Shall be defined as a structure that is used for hunting. It shall be a maximum of 100 square feet and may be located on the ground or be elevated. It shall not be used as a dwelling unit.

G. Patio: Shall be defined as a flat structure that is constructed with brick, block, concrete, asphalt, gravel or other similar surface.

H. Shed: Shall be defined as an accessory building designed or used for inside parking of private motor vehicles, recreational vehicles or boats, storage of personal property and commonly accepted accessory uses related to and by the occupant of the principal building/use. Sheds shall be 500 square feet or less. Reference 320-XX Garage.

§ 320-XX Accessory Use and Structure Dimensional Regulations

A. Accessory Uses and Structures greater than 750 square feet shall meet all requirements of Table XX Principal and Special Exception Use Dimensional Regulations.
<table>
<thead>
<tr>
<th>Accessory Use/Building/Structure</th>
<th>See Section for additional dimensional regulations</th>
<th>See Diagram</th>
<th>AED</th>
<th>AGD</th>
<th>CS</th>
<th>MR</th>
<th>R1</th>
<th>R2</th>
<th>R3</th>
<th>R4</th>
<th>INST</th>
<th>NC</th>
<th>GC</th>
<th>IND</th>
<th>Airport</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Building Height in feet</td>
<td>320-XX</td>
<td>15 15 15 15 15 15 15 15 15 15 15 15 15 15 15</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>See Maximum Lot Coverage in Table XX for regulations (Dimensional Req)</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
</tr>
<tr>
<td>Maximum number of Uses</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
</tr>
<tr>
<td>Maximum number of detached Buildings</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
</tr>
<tr>
<td>Maximum number of structures excluding buildings</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
</tr>
<tr>
<td>Minimum Building/Structure Setback in feet.</td>
<td>Front Local Roads 320-XX</td>
<td>37 37 37 37 37 37 37 37 37 37 37 37 37 37 37 37</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
</tr>
<tr>
<td></td>
<td>County/State Roads 320-XX</td>
<td>37 37 37 37 37 37 37 37 37 37 37 37 37 37 37 37</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
</tr>
<tr>
<td>Corner Side Local Roads 320-XX</td>
<td>37 37 37 37 37 37 37 37 37 37 37 37 37 37 37 37</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
</tr>
<tr>
<td>County/State Roads 320-XX</td>
<td>15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
</tr>
<tr>
<td>Interior Side 320-XX</td>
<td>0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
</tr>
<tr>
<td>Minimum Yard in feet (Green Space Required)</td>
<td>Front Greenville Roads 320-XX</td>
<td>37 37 37 37 37 37 37 37 37 37 37 37 37 37 37 37</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
</tr>
<tr>
<td></td>
<td>County/State Roads 320-XX</td>
<td>37 37 37 37 37 37 37 37 37 37 37 37 37 37 37 37</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
</tr>
<tr>
<td>Corner Side Greenville Roads</td>
<td>37 37 37 37 37 37 37 37 37 37 37 37 37 37 37 37</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
</tr>
<tr>
<td>County/State Roads 320-XX</td>
<td>15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
</tr>
<tr>
<td>Interior Side 320-XX</td>
<td>0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
</tr>
<tr>
<td>Minimum Distance Between All Buildings in feet</td>
<td>15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
</tr>
</tbody>
</table>

UNL = Unlimited Number/Amount
<table>
<thead>
<tr>
<th>Accessory Use/Building/Structure</th>
<th>See Section for additional dimensional regulations</th>
<th>See Diagram</th>
<th>UNL</th>
<th>UNL</th>
<th>UNL</th>
<th>UNL</th>
<th>UNL</th>
<th>UNL</th>
<th>UNL</th>
<th>UNL</th>
<th>UNL</th>
<th>UNL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Building Height in feet</td>
<td>520-XX</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>See Maximum Lot Coverage in Table XX for dimensional regulations</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
</tr>
<tr>
<td>Maximum number of Uses</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
</tr>
<tr>
<td>Maximum number of detached Buildings</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
<td>UNL</td>
</tr>
<tr>
<td>Minimum Building/Structure Setback in feet.</td>
<td></td>
<td>520-XX</td>
<td>12</td>
<td>12</td>
<td>12</td>
<td>12</td>
<td>12</td>
<td>12</td>
<td>12</td>
<td>12</td>
<td>12</td>
<td>12</td>
</tr>
<tr>
<td>Maximum Yard in feet (Green space Required)</td>
<td>520-XX</td>
<td>37</td>
<td>37</td>
<td>37</td>
<td>37</td>
<td>37</td>
<td>37</td>
<td>37</td>
<td>37</td>
<td>37</td>
<td>37</td>
<td>37</td>
</tr>
<tr>
<td>Minimum Distance Between All Buildings in feet</td>
<td>520-XX</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
</tr>
</tbody>
</table>

UNL = Unlimited Number/Amount

Local Roads

County/State Roads

Greenville Roads

Front

Corner Side

Side

Minimum Yard in feet (Green space Required)

Minimum Distance Between All Buildings in feet

Rear
Table XX Accessory Uses and Structures Dimensional Regulations between 0-150 square feet

Table XX Accessory Uses and Structures Dimensional Regulations between 151-750 square feet

§ 320-XX Supplementary Regulations
The regulations set forth herein shall supplement or modify the regulations set forth in this Article, Zoning District Regulations, of this chapter.

A. Development in mapped streets. Where an official line has been established for the future widening or opening of a street, the depth of a front yard or corner side yard shall be measured from such official line to the nearest line of the building.

B. Building groups. In any nonresidential district, a group of buildings separated only by common or party walls shall be considered as one building.

§ 320-XX Special and Overlay Districts
*Greenville will be engaging in further planning to develop additional special and overlay district regulations. This section will be updated once the planning process is complete.*

§ 320-XX.1 MXD Mixed Use District.
A. Definition. Mixed Use shall be defined as a development practice that blends two or more land uses either within a single building (vertical mixed use) or multiple buildings/uses across a single parcel, a street/block or entire neighborhood (horizontal mixed use) and is considered pedestrian friendly and walkable when at a street/block or neighborhood level and incorporates common neighborhood design principals as discussed in the Comprehensive Plan.

B. Applicability and procedure.

(1) A Mixed Use Development Plan and Agreement shall be approved by the Board prior to approving a rezoning of property to Mixed Use District.

(2) A pre-application meeting shall be required with the Community and Economic Development Department.

(3) Once the pre-application meeting has been held a Mixed Use Development Plan application shall be submitted to the Community and Economic Development Department. Upon plan submittal the Community and Economic Development Director or designee shall schedule a meeting with the Planning Commission to review the plan. The plan shall be reviewed against the requirements of the Municipal Code, this Chapter and consistency with the Comprehensive Plan.

(4) The Planning Commission shall review the plan and either recommend approval or denial to the Board or postpone action until the plan has been modified based on the recommendations of the Planning Commission.
(5) Upon the Board receiving a recommendation from the Planning Commission the Board shall approve the plan in the form of a development agreement.

(6) Upon approval of a plan and development agreement the applicant shall submit an application for rezoning of the property to Mixed Use District. An application for rezoning may be submitted simultaneously with the Mixed Use Development Plan and approvals may run congruently; the development agreement shall be approved prior to approving the rezoning request.

(7) Upon approval of the rezoning the applicant shall submit applicable applications for subdivision platting/CSM approvals per Chapter 270 or site plan approvals per this Chapter.

C. Regulations.

(1) Mixed Use. Mixed Use Districts shall meet the following standards and shall be reflected on the development plan.

(a) Meet the Mixed Use District purpose as defined in 320-XX (District Purpose Section).

(b) Meet the definition of Mixed Use as per 320-XXX (MIXED USE DEFINITION ABOVE).

(c) Have at least two (2) or more land uses as permitted in Table XX(Principal/Special Exception USE TABLE).

(d) Have a minimum of one (1) residential land use if commercial land uses are proposed. If industrial and commercial are proposed a residential land use is not required but encouraged.

(e) Be a minimum of five (5) acres in size.

(f) Be consistent with the Comprehensive Plan.

(2) All regulations within the Greenville Municipal Code shall be complied with except that zoning district and development regulations in this Chapter shall be determined and approved within the development agreement and plan approval process and be proposed by the applicant, this includes but is not limited to permitted, Special Exception and accessory uses per Tables XX & XX; permitted, Special Exception and accessory dimensional regulations per Tables XX & XX; access and visibility; parking; lighting; landscaping; signs and architectural design and any amendments herein.

(3) Conditions and Safeguards. The Planning Commission may recommend to the Board and the Board may require additional conditions and safeguards be established
through the development agreement and plan approval to ensure the protection and safety of the public interest.

D. Expiration. The development agreement and plan shall expire if required approvals (rezoning, platting/CSM and/or site plan or any other applicable approvals) aren’t obtained within 12 months of development agreement and plan approval.

§ 320-XX.1 MH Mobile/Manufactured Home Park District.
A. Definitions.

(1) Manufactured Home. Per §101.91(2) Wis. Stats. shall be defined as a structure that is designed to be used as a dwelling with or without a permanent foundation and that is certified by the federal department of housing and urban development as complying with the standards established under 42 USC 5401 to 5425.

(2) Mobile Home. Per §101.91(10) Wis. Stats. shall be defined as a vehicle manufactured or assembled before June 15, 1976, designed to be towed as a single unit or in sections upon a highway by a motor vehicle and equipped and used, or intended to be used, primarily for human habitation, with walls of rigid uncollapsible construction, which has an overall length in excess of 45 feet. Mobile home includes the mobile home structure, its plumbing, heating, air conditioning and electrical systems, and all appliances and all other equipment carrying a manufacturer’s warranty.

(3) Mobile/Manufactured Home Park. Shall be defined as a premises designed and maintained for the location of two or more mobile/manufactured homes under a continuing local general management and including special facilities for common use by the occupants such as open space areas and recreational areas and buildings.

(4) Mobile/Manufactured Home Site. Shall be defined as a mobile/manufactured home site is a parcel or lot within a mobile/manufactured home park, designated for the accommodation of not more than one mobile/manufactured home.

(5) Mobile/Manufactured Home Subdivision. Shall be defined as a premises where more than two mobile/manufactured homes are located for nontransient living purposes and where lots are set aside and offered for sale for use as mobile/manufactured homes for living purposes.

B. Parking outside licensed manufactured home parks.

(1) Restricted. No mobile/manufactured home shall be permitted to be located, parked, or occupied in the Town unless the same is in a licensed mobile/manufactured home park, except those mobile/manufactured homes occupied outside of a mobile/manufactured home park on the effective date of this chapter.

(2) Exceptions.
(a) Subsection B1 above is not intended to restrict the location of one- and two-family modular homes which meet the applicable one-and-two-family standards set forth in Chapter 101, Wis. Stats., and the requirements of this chapter.

(b) Notwithstanding other provisions of this subsection, the Board may, upon application, issue a special permit for the location of a mobile/manufactured home outside a mobile/manufactured home park for temporary use solely as a field office, and such permit shall specifically state the expiration date thereof which shall not exceed 12 months.

C. Park license required.
No person shall establish or operate upon property owned or controlled by him within the Town a mobile/manufactured home park without having first secured a license therefor from the Board. The application for such a license shall be made to the Clerk and shall be accompanied by a fee as set by the Board for each space in the existing or proposed park. Such park shall comply with Chapter SPS 326, Wis. Adm. Code, which is hereby adopted by reference.

D. Application.

(1) A site plan application shall be submitted in compliance with this Chapter.

(2) Before approval of any site, a public hearing shall be held and the Planning Commission shall view the proposed site and shall consider such evidence as may be presented at the hearing bearing upon the general purpose and intent of this article to promote the public health, safety and general welfare and the specific purpose of the chapter to prevent the overcrowding of land and the development of housing blight.

E. Additions to park.
Licensees of mobile/manufactured home parks shall furnish information to the Clerk on such homes added to the park within five days after arrival on forms furnished by the Clerk.

F. Parking permit fees.
There is imposed on each mobile/manufactured home located in Greenville a parking permit fee, such amount to be determined in accordance with § 66.0435, Wis. Stats. The fee shall be paid to the Treasurer on or before the 10th day of the month following the month for which they are due. It shall be the full and complete responsibility of a licensee of a mobile/manufactured home park to collect such fees from each mobile/manufactured home therein and to remit such fees to the Treasurer. Failure to do so is to be treated like a default in the payment of personal property taxes and subject to all procedures and penalties applicable under Chapters 70 and 74, Wis. Stats.

G. Mobile/manufactured home park requirements.

(1) Park requirements.
(a) A minimum of five acres.

(b) A minimum setback of 100 feet on all sides. See Subsection 4 of this section for buffering requirements.

(c) Private roads shall be hard-surfaced and no less than 24 feet wide and a right-of-way of 40 feet wide serving all mobile/manufactured home spaces. This shall be either concrete or bituminous hard-surfaced. Public streets shall have a right-of-way of 66 feet and a hard surface road no less than 24 feet.

(d) Electricity, cable television, natural gas and public sewer and water servicing all mobile/manufactured home spaces.

(e) Two parking spaces for each mobile/manufactured home which shall be hard-surfaced with concrete or bituminous pavement.

(f) Laundry hookups will be required to be made available in each mobile/manufactured home unit.

(g) An on-site manager's office.

(h) Each mobile/manufactured home space shall be clearly defined or delineated and shall have a minimum frontage of 50 feet and depth of 100 feet.

(i) Movable footing slabs of reinforced concrete or other suitable means of supporting the mobile/manufactured homes shall be provided. Enclosing the foundation is recommended for appearance and insulating. Basements are not authorized.

(j) A service slab shall be provided for each mobile/manufactured home space.

(k) Attachments and/or necessary structures shall be designed and constructed so that they will blend in with and not detract from the appearance of the mobile/manufactured home units. No such attachments or accessory structures shall be constructed without first securing a building permit.

(l) All parks shall be furnished with lighting so spaced and equipped with luminaries placed at such heights as will provide the following average maintained levels of illumination for the safe movement of pedestrians and vehicles at night that include potentially hazardous locations, such as major park street intersections and steps or stepped ramps, individually illuminated, with a minimum of 0.3 foot-candles.

(m) All mobile/manufactured home spaces shall abut upon a street.

(n) All mobile/manufactured home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile/manufactured home space. Entrances to parks shall be designated to
minimize congestion and traffic on adjacent streets.

(2) Dimensional requirements.
(a) Space frontage: minimum 25 feet.
(b) Space area: minimum 5,000 square feet.
(c) Front yard: minimum 25 feet at hitch and 18 feet from house.
(d) Side yards: minimum 10 feet.
(e) Rear yard: minimum 20 feet.

(3) Parking area. Each parking space to be not less than 20 feet wide and 400 square feet in area.

(4) Buffer strip.
(a) Each mobile/manufactured home park shall be completely surrounded, except for permitted entrances and exits, by a yard that shall contain a seventy-five-foot-wide buffer strip along all boundaries.
(b) A permanent evergreen planting, the individual trees to be of such number and so arranged that within 10 years they will have formed a screen equivalent in opacity to a solid fence or wall. Such permanent planting shall be grown or maintained to a height of not less than 15 feet. The trees shall be a minimum of 6 feet in height at the time of planting.

H. Maintenance of facilities.
It shall be a condition of the granting of a permit for the establishment of any mobile/manufactured home park, and a continuing condition for the operation of the same, that:
(1) All parking spaces, walks and driveways be constructed and maintained so as to prevent the accumulation of surface water and the formation of substantial muddy areas.
(2) The planting screen required by the previous subsection be established and maintained.
(3) The Building Inspector, Fire Chief, or their lawful agents or employees are authorized and directed to inspect mobile/manufactured home parks not less than once in every twelve-month period to determine the health, safety and welfare of the occupants of the park and inhabitants of Greenville as affected thereby and the compliance of structures and activities therein with this chapter and all other applicable laws of the state and ordinances of the Town.
§ 320-159 **Performance Standards.**  
It is the intent to use performance standards for the regulation of all uses to facilitate a more objective and equitable basis for control and to insure that the community is adequately protected from potential hazardous and nuisance-like effects. Determinations necessary for the administration and enforcement of these standards range from those which can be made by a reasonable person using normal senses and no mechanical equipment, to those requiring substantial technical competence and complex equipment. It is the intent of this chapter that the methods to be used in determining compliance shall be the responsibility of the Community and Economic Development Director or designee. Whenever the Community and Economic Development Director or designee have reason to believe the standards of this chapter have been violated they shall initiate enforcement as authorized by this Chapter.

A. Noise.

(1) No activity in an Industrial District shall produce a sound level outside the district boundary that exceeds the following sound level measured by a sound level meter and associated octave band filter:

<table>
<thead>
<tr>
<th>Octave Band Frequency (cycles per second)</th>
<th>Sound Level (decibels)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 75</td>
<td>79</td>
</tr>
<tr>
<td>75 to 150</td>
<td>74</td>
</tr>
<tr>
<td>150 to 300</td>
<td>66</td>
</tr>
<tr>
<td>300 to 600</td>
<td>59</td>
</tr>
<tr>
<td>600 to 1,200</td>
<td>53</td>
</tr>
<tr>
<td>1,200 to 2,400</td>
<td>47</td>
</tr>
<tr>
<td>2,400 to 4,800</td>
<td>41</td>
</tr>
<tr>
<td>Above 4,800</td>
<td>39</td>
</tr>
</tbody>
</table>

(2) No other activity in any other district shall produce a sound level outside its premises that exceeds the following:
(3) All noise shall be so muffled or otherwise controlled as not to become objectionable due to intermittence, duration, beat frequency, impulse character, periodic character or shrillness.

B. Vibration.

(1) No operation or activity shall transmit any physical vibration perception threshold of an individual at or beyond the property line of the source. “Vibration perception threshold” means the minimum ground or structure borne vibrational motion necessary to cause a normal person to be aware of the vibration by such direct means as, but not limited to, sensation by touch or visual observation of moving objects.

(2) Vibrations not directly under the control of the property user and vibrations from temporary construction or maintenance activities shall be exempt from the above standard.

C. External lighting. See Article ??? Lighting.

D. Odor. No operation or activity shall emit any substance or combination of substances in such quantities that create an objectionable odor as defined in Chapter NR 429.03, Wis. Admin. Code.

E. Particulate emissions. No operation or activity shall emit into the ambient air from any direct or portable source any matter that will affect visibility in excess of the limitations
established in Chapter NR 415, Wis. Admin. Code.

F. Visible emissions. No operation of activity shall emit into the ambient air from any direct or portable source any matter that will affect visibility in excess of the limitations established in Chapter NR 431, Wis. Admin. Code.

G. Hazardous pollutants. No operation or activity shall emit any hazardous substances in such a quantity, concentration or duration as to be injurious to human health or property, and all emissions of hazardous substances shall not exceed the limitations established in Chapter NR 445, Wisconsin Administrative Code.
Article XV
Communication Towers, Antennas and Related Facilities

§ 320-68 Intent.
It is the intent of this article to allow for the necessary radio, television, cellular and other wireless communication to encourage co-location and utilization of existing structures, and to minimize visual impacts to surrounding properties.

§ 320-69 Definitions.
For the purpose of this article, the following definitions shall apply:

ALTERNATIVE TOWER STRUCTURE
Clock towers, bell steeples, light poles, electric transmission tower facilities, silos and similar mounting structures that camouflage or conceal the presence of antennas.

ANTENNA
Any exterior transmitting or receiving device mounted on a tower, building or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunication signals or other communication signals.

CO-LOCATION
Location of multiple antennas of more than one commercial wireless communication service provider or governmental entity on a single tower or structure.

FAA
Federal Aviation Administration.

FCC
Federal Communications Commission.
**PREEXISTING TOWER/ANTENNA**
Any tower or antenna for which a building permit or Special Exception permit has been properly issued prior to the effective date of this amendment.

**TOWER, COMMUNICATION**
Any structure that is designed and constructed for the purpose of supporting one or more antennas for telephone, radio and similar communication purposes, including self-supporting lattice towers, guyed towers or monopole towers. The term includes radio and television transmissions towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures and the like. The term includes the structure and any support thereto.

§ 320-70 **Applicability.**
A. The requirements of this article shall apply to all communication towers and antennas, except for towers and antennas owned and operated by federally licensed amateur radio station operators or are receive-only antennas.

B. Preexisting towers and antennas shall also be exempt from these regulations.

C. Antennas or towers located on property owned, leased or otherwise controlled by a unit of government shall be exempt from the requirements of this article, provided a license or lease authorizing such antenna or tower has been approved by the governing authority.

§ 320-74 **Application procedure.**
A. Site Plan. See Table XX Permitted Use Table for applicable zoning district. A scaled site plan shall be submitted to the Community and Economic Development Department to verify compliance with this Article and Article ?? Site Plan. To ensure that abandoned towers and antennas are properly dealt with, the applicant shall submit a performance bond or other financial guarantee to Greenville sufficient in an amount equal to 10% of the total tower cost.

B. Building Permit. No tower or antenna shall be installed or constructed without first obtaining a building permit; an approved site plan as required in § 320-74(B) shall be submitted with the building permit.

C. Lease review fees. All reasonable and appropriate legal fees expended by Greenville during review of an application or lease agreement shall be paid for by the applicant.

§ 320-71 **Antennas.**
A. Permitted Accessory Use. Installing an antenna on an existing alternative tower structure or existing tower shall be permitted in any zoning district, provided the antenna adds no more than 20 feet to the height of the existing structure. Where the addition of the antenna adds more than 20 feet to the height, a Special Exception permit shall be required.

B. Design. If an antenna is installed on a structure other than a tower, the antenna and supporting equipment must be of neutral color that is identical, or closely compatible with the color of the supporting structure in order to limit visual impact.
§ 320-72 Communication towers.

A. Utilizing existing structures. No permits for a new tower shall be issued unless the applicant demonstrates that the telecommunication equipment planned for the new tower cannot be accommodated on an existing or approved tower or structure. In the event Greenville determines it is necessary to consult with a third party in considering the factors listed below, all reasonable costs and expenses associated with such consultation shall be borne by the applicant. The applicant may provide names of consultants that the applicant believes are qualified to assist in resolving the issues. Such demonstration may include one or more of the following reasons:

(1) No existing towers or structures are located within the geographic area required to meet the applicant's engineering requirements.

(2) Existing towers or structures are not of sufficient height to meet the engineering requirements.

(3) Existing towers or structures do not have the structural capacity to support the applicant's proposed antenna and related equipment and the existing tower or structure cannot be reinforced, modified or replaced to accommodate planned equipment at a reasonable cost.

(4) The planned equipment would cause interference affecting the usability of the other existing or planned equipment at the tower or the existing antennas would cause interference with the applicant's proposed antenna and the interference cannot be prevented at a reasonable cost.

(5) The fees, costs or contractual provisions required by the owner to share an existing tower or structure are cost prohibitive.

B. Co-location. Any proposed commercial wireless telecommunication service tower shall be designed structurally, electrically and in all respects to accommodate both the applicant's antenna and comparable antenna for up to two additional users. Towers must be designed to allow for future rearrangement of antennas upon lattice towers and to accept antennas mounted at varying heights.

C. Construction. All telecommunication towers constructed, erected or located within the jurisdictional limits of this Chapter shall comply with all applicable state and local building codes, as well as the applicable standards for towers that are published by the Electronic Industries Association.

D. Design. Proposed or modified towers shall blend in with the surrounding environment, except as may be required by rules of the FAA and FCC. Any associated utility buildings shall also blend in with the character of the district in which it is located.

E. Lighting. Telecommunication towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, it shall be designed to cause the least disturbance to surrounding views as possible.
F. Signage. No signs or billboards, other than warning or equipment information signs, shall be located on any telecommunication tower.

G. Security and landscaping. Ground-mounted equipment and utility buildings shall be screened 100% from view by suitable vegetation, except where a design of non-vegetative screening better reflects and complements the character of the surrounding neighborhood. The base of the telecommunication tower shall be fenced with materials impervious to sight and secured so that it is not accessible by the general public.

H. Setbacks. Telecommunication towers shall be set back from adjacent property lines a minimum of 50% of the tower height. When part of a parcel is being leased for a tower, setbacks shall be measured from the boundary of the leased area to the adjacent property line.

I. Height restrictions. The maximum height of a proposed telecommunications tower shall be 200 feet, or in an Airport Overlay District as governed by Outagamie County height limitations, and shall be designed for co-location.

J. Separation between towers. Separation distances between towers shall be measured by a straight line between the base of an existing tower and the base of the proposed tower. No proposed tower shall be permitted to locate within 5,000 feet of an existing tower.

K. The towers shall be shielded, filtered and grounded in a manner consistent with the FCC and the Electronic Industries Association guidelines so as to minimize the possibility of interference with locally received transmissions. Additionally, the owner and operator of such towers shall execute an agreement holding Greenville harmless for any transmission or reception interference caused by such tower.

L. The tower owner shall provide for co-location at market rates for others' servers.

§ 320-73 Removal of abandoned antennas and towers.
Any antenna or telecommunication tower that is not operated for a continuous period of 12 months shall be considered abandoned. The owner of such antenna or tower shall remove them within 90 days of receipt of notice from Greenville notifying the owner of such abandonment. If the antenna or tower is not removed within the said ninety-day period, Greenville may remove such antenna or tower at the owners expense. If there are two or more users of a single tower, then the provision shall not become effective until all users cease operation.

Article XVI
Mining/Resource Extraction

§ 320-75 Purpose.
The purpose of this article is to regulate resource extraction sites within Greenville, with the intent that the property may later be reused for other permissible uses and structures as possible, and further to regulate the activity at the resource extraction sites so that it is in conformity with the harmony and peaceful enjoyment of their respective property by other citizens of Greenville.
§ 320-76 Existing operations.  
The requirements of this article shall apply to all existing resource extraction sites as well as any future resource extraction sites in Greenville.

§ 320-77 Permits.  
A. Each resource extraction site shall hold a resource extraction permit from Greenville. The Board shall establish the fee for such permit. The fees shall be established by the Board prior to January 1. The permit shall be issued from July 1 of one year to June 30 of the next year by the Clerk of Greenville upon approval of the Board prior to the person conducting and maintaining a resource extraction operation.

B. No person shall be issued or reissued a resource extraction permit in Greenville if the applicant for the resource extraction permit:

(1) Fails to meet or comply with the reclamation standards established in the Outagamie County ordinances adopted by Greenville.

(2) Fails to develop and submit to the Board a resource extraction operation plan and fails upon operation to comply with the plan.

(3) Fails to develop and submit to the Board a resource extraction reclamation plan, as required by the Outagamie County ordinance for nonmetallic mining reclamation adopted by Greenville, and fails upon operation to comply with the plan.

(4) Fails to submit and maintain the financial assurance requested by the Board.

(5) Fails to install and maintain adequate fire safety equipment at the resource extraction operation as determined by the Fire Inspector.

(6) Fails to install and maintain adequate sanitary facilities at the resource extraction operation as determined by the Board.

(7) Fails to comply with the operational hours for operation of the resource extraction operation.

(8) Fails to meet the Greenville Building Code for resource extraction site.

(9) Fails to install, provide and maintain adequate and necessary physical structures, equipment and operational controls as determined by this article to prevent public nuisances and to protect the public health and safety to persons residing near the resource extraction operation or persons entering the resource extraction operation, including public nuisances associated with noise, dust, odors, fires, explosions, water pollution, air pollution and erosion.

(10) Fails to maintain adequate public liability insurance for the resource extraction site as determined by the Board.

(11) Fails to comply with this Chapter and applicable Outagamie County ordinances.
(12) Fails to provide and maintain adequate security and operations personnel at the resource extraction site to prevent trespassing on to the resource extraction as determined by the Board.

(13) Fails to install and maintain adequate physical structures and operational controls to prevent trespassing, littering, discharging of waste and to prevent private nuisances on private and public lands adjacent to the resource extraction site.

(14) Fails to provide adequate sanitary personnel at the resource extraction operation as determined by the Board, fails to maintain adequate sanitary facilities at the resource extraction site and fails to keep the resource extraction site free of trash, papers, standing water, noxious weeds and other debris during and after daily operations at the resource extraction site.

(15) Fails to allow physical access to the resource extraction site by the Board or designee for the inspection purposes upon 24 hours' notice to the applicant or permittee.

(16) Hours of operation shall be 6:30 a.m. to 6:30 p.m., Monday through Friday, and 6:00 a.m. to 3:30 p.m., Saturday.

(17) Noise levels shall be no more than 60 decibels for more than one hour, to be measured at 100 feet from owner's property line.

§ 320-78 Application.
The application and permit shall designate the premises to be used by the permitted person for the resource extraction operation. The permit may not be amended if the person changes premises in Greenville for the resource extraction site. The application for permit shall contain and shall submit a Site Plan in compliance with Article ?? Site Plan in addition to the following:

A. The name, address, phone and email of the property owner and name of the responsible party.

B. Tax key number for each parcel.

C. Resource extraction operations plan/reclamation plan.

D. Financial assurance in an amount determined by the Board.

E. Proof of liability insurance coverage.

F. Security plan for the site.

§ 320-79 Exemptions.
Persons will be exempt from this permit requirement if they excavate or grade solely for domestic use at a residence, grading conducted for farming, preparing a construction site or restoring land following a flood or natural disaster, any activities conducted at a solid or hazardous waste disposal facility site required to prepare, operate or close a solid waste disposal
facility, but a resource extraction reclamation ordinance may apply to activities related to solid or hazardous waste disposal which are conducted at a facility such as activities to obtain resource extraction to be used for lining, capping, covering or constructing berms, dikes or roads for the solid waste facility or the hazardous waste facility.

§ 320-80 **Area and setback requirement.**
The parcel shall consist of a minimum of five acres with dimensions sufficient to adequately accommodate the proposed uses with minimum adverse affects on adjacent lands. No operations shall be permitted within 100 feet of any exterior boundary of the tract or within 250 feet of any building intended for human occupancy existing at the time of permit application. For operations involving blasting, processing, or manufacturing, the Board may increase required setbacks as a condition of approval.

§ 320-81 **Location.**
As permitted in Table XX (Permitted Use Table). Location shall be appropriate to existing development, and development that may reasonably be expected within the time period specified herein for permits. The site shall be so located as to make it unnecessary to conduct trucking operations on any platted street in a residential subdivision.

§ 320-82 **Violations and penalties.**
Any person, firm, or corporation who violates any provision of this article shall, upon conviction, be subject to a forfeiture amount set from time to time in the Greenville Fine and Forfeiture Schedule. For the hours of operation, each additional hour or part thereof shall be considered a separate offense.
To: Ad-Hoc Zoning Committee Members
From: Michael J. D. Brown, Community & Economic Development Director
Date: November 11, 2019
RE: Zoning Ordinance Update and Sub-Area Planning RFP/RFQ

ACTION TYPE: Discussion

BACKGROUND & SUMMARY: Greenville has initiated its Zoning Ordinance update per recommendations of the 2040 Comprehensive Plan. As previously discussed, there are components of the update that require assistance by a consultant, specifically in regards to developing diagrams/images, definitions, testing and architectural design. Attached is a Request for Proposal/Request for Qualifications to be sent out to seek proposals from qualified firms for this work. Verbal estimates were obtained during the budgeting process, but in order to focus the scope of work, input from the Committees was necessary by developing a first draft of the ordinance. Once proposals are submitted the Town can discuss them and decide on how to proceed. At this time we don’t have a dedicated funding source as we don’t know the full cost implications.

Similarly, a Request for Proposal/Request for Qualifications is attached for sub-area planning to implement the 2040 Comprehensive Plan Action Items 4b-2, 4b-8, 5c-5 & 6a-1 which will assist developing architectural design requirements for the Zoning Ordinance but also help develop a vision for specific areas of the community and provide a marketing strategy to entice development.

STAFF RECOMMENDATION: Staff recommends the Committees accept the proposed Request for Proposal/Request for Qualifications. Staff will post them on the National and Wisconsin Planning websites for consultants to access.

###

Attachments:
1. Zoning RFP
2. Planning RFP
November 18, 2019

**Request for Proposal/Request for Qualification for Town of Greenville Zoning Ordinance Update**

The Town of Greenville, WI recently adopted its new 2040 Comprehensive Plan in July 2019. It recently updated its Subdivision Control Ordinance and now has initiated a complete rewrite of its Zoning Ordinance in order to implement the Comprehensive Plan. The Town is seeking proposals/qualifications from qualified firms for this project.

**Project Background**

The Town Board has directed staff to complete the rewrite utilizing Town staff for the majority of the project. Ordinance language content will be developed by staff, the Planning Commission and Town Board. The Town has also initiated a public involvement process that it will manage. However, there are technical components of the project the Town requires a consultant for which include the following:

1. Development of graphics/images. The Town desires the ordinance to have graphics and images to assist with defining the text of the document. It is unknown at this time how many graphics/images will be required but it is the Town’s goal to combine similar code requirements into as few graphics/images as possible.

2. Definitions. Updates to existing, creation of new and elimination of definitions are required to correspond to the ordinance language and graphics/images.

3. Ordinance Testing. The ordinance will need to be tested to make sure there are no abnormalities and the regulations created don’t cause major issues or are inconsistent with the Comprehensive Plan. Staff will lead the testing, but assistance is requested.

Alternate:

4. Architectural Design. The Town has interest in completing sub-area plans for various areas in town and developing architectural design requirements for those various areas. If these sub-area plans are completed, the Town desires architectural design ordinance language to be developed. The scope of these plans have been defined and is included within a separate RFP/RFQ but include the Urban Core, Heritage and Gateway areas as identified in the 2040 Comprehensive Plan.
Submission Requirements
The following documents and information shall be submitted by January 10, 2020 via email as a PDF to mbrown@townofgreenville.com.

1. Firm Qualifications to include
   a. Firm’s experience developing zoning ordinances - provide 3 current project examples and contact information for references for each project.
   b. Staff members assigned to the project and their qualifications.
2. Timeline for completion.
3. Cost estimate for development of:
   a. Graphics/images, definitions and testing.
   b. Alternate: Architectural design ordinance language.

Website Links
2040 Comprehensive Plan:

Zoning Ordinance Update Website:

Please contact Michael J. D. Brown for a copy of the Zoning Ordinance 1st Rough Draft

Questions
Contact Michael J. D. Brown, Community and Economic Development Director at mbrown@townofgreenville.com or 920-757-5151 ext. 2000.
November 18, 2019

Request for Proposal/Request for Qualification for Town of Greenville Sub-Area Plan and Marketing Study

The Town of Greenville, WI recently adopted its new 2040 Comprehensive Plan in July 2019. It recently updated its Subdivision Control Ordinance and has initiated a complete rewrite of its Zoning Ordinance. In order to implement its Comprehensive Plan, the Town is seeking proposals/qualifications from qualified, multi-disciplinary firms to develop a Sub-Area Plan and Marketing Study for the Urban Core, Heritage and Gateway areas identified in its Comprehensive Plan.

Project Background
The Town is looking to develop a Sub-Area Plan and Marketing Study for the Urban Core, Heritage and Gateway areas identified in its Comprehensive Plan, specifically addressing Action Items 4b-2, 4b-8, 5c-5 & 6a-1. The ultimate goal of this planning document will be used for further development of the Town’s updated Zoning Ordinance as well as marketing of these areas for future development/redevelopment.

The plan/study shall include the following components:

1. Land Use and Multi-modal Transportation recommendations.

2. A Market Study that looks at both residential and commercial/industrial development that is based on market demand to support future land use/transportation recommendations. The Town is looking for realistic, market driven land use planning.

3. Architectural design guidelines specific to these corridors and areas in order to be implemented with the Zoning Ordinance rewrite.

4. Public Participation is critical with the process and should help form the basis for the plan and its recommendations.

5. The plan/study’s recommendations should be consistent with the Comprehensive Plan.
**Submission Requirements**
The following documents and information shall be submitted by January 10, 2020 via email as a PDF to mbrown@townofgreenville.com.

1. Firm Qualifications to include
   a. Firm’s experience developing sub-area plans and market studies - provide 3 recent project examples, preference will be given to firms with at least 1 project within Wisconsin. Provide contact information for references for each project.
   b. Staff members assigned to the project and their qualifications.
2. Description of the firms understanding of the project.
3. Description of public participation and planning process.
4. Description of final product/deliverables/recommendations.
5. Timeline for completion.

**Website Links**
2040 Comprehensive Plan:  

Zoning Ordinance Update Website:  

**Questions**
Contact Michael J. D. Brown, Community and Economic Development Director at mbrown@townofgreenville.com or 920-757-5151 ext. 2000.