

ARTICLE 7 ZONING DISTRICTS

490-1100 Generally

The City is divided into a number of base zoning districts so that each parcel of land is located in at least one district and potentially more than one district. For each of these districts, appropriate types of land uses are identified along with development standards when applicable.

490-1101 Base zoning districts

- A. Base zoning districts.** Recognizing that different areas of the City serve unique functions, the City is divided into a number of zoning districts. Even though some of the districts may share similar characteristics, they possess one or more unique qualities that set them apart from the other districts. Although these districts may not now possess each of the attributes in these descriptions, it is intended that as land uses change over time, they more closely reflect the intended uses. Uses are allowed in the various districts consistent with various development standards and development limitations as described in § 490-1030 and other sections. Each of the land uses listed in the land use matrix (Appendix A) that are shown as being allowed in a zoning district are determined to be consistent with the purpose statements of such district.
- B. Establishment.** The following base zoning districts are established as described in Appendix C:

Residential Districts

- (1) **R-1** Single-Family Residential
- (2) **R-2** Low Density Mixed Residential
- (3) **R-3** Small Lot Traditional Neighborhood
- (4) **R-4** High Density Residential
- (5) **R-5** Central City Mixed
- (6) **MRH** Mixed Residential Housing

Commercial Districts

- (7) **C-1** Commercial
- (8) **C-2** General Business
- (9) **C-3** Business Park
- (10) **C-4** Downtown

Industrial Districts

- (11) **I-1** Industrial
- (12) **I-2** Technology Campus

Special Purpose Districts

- (13) **CON** Conservancy
- (14) **INST** Institutional
- (15) **PUL** Public and Utility Lands
- (16) **RR** Railroad
- (17) **UT** Urban Transition

490-1102 Overlay zoning districts

- A. Generally.** Overlay zoning districts, as the name would suggest, are applied on top of base zoning districts to account for unique conditions or requirements.
- B. Establishment.** The following overlay zoning districts are established as more fully set forth in the various articles:
- (1) **Downtown design overlay district.** This district [redacted]. Additional details are in Article 10.
 - (2) **Historic preservation overlay district.** This district [redacted]. This district was previously known as ONP (Neighborhood Preservation) overlay district. (Verify) Additional details are in Article 11.
 - (3) **Shoreland-wetland overlay district.** This district includes specified wetlands within the shoreland areas. Additional details are in Article 12.
 - (4) **Shoreland overlay district.** This district includes land within the shoreland areas. Additional details are in Article 13.
 - (5) **Bluff protection overlay district.** This district includes land along the shoreline of Lake Michigan. Additional details are in Article 14.
 - (6) **Environmental corridor overlay district.** This district includes lands defined as environmental corridor. Additional details are in Article 15.

490-1103 Defunct districts

- A. Base districts.** The following base zoning districts have been removed as indicated:
- (1) The Rs-1 and Rs-2 base districts were eliminated as part of the 2025 code rewrite, and parcels previously classified under these districts were generally reclassified as R-1.
 - (2) The Rs-3, Rs-4, and Rs-5 and RS-6 base districts were eliminated as part of the 2025 code rewrite, and parcels previously classified under these districts were generally reclassified as R-2.
 - (3) The RM-2 and RM-3 base districts were eliminated as part of the 2025 code rewrite, and parcels previously classified under these districts were generally reclassified as R-3.
 - (4) The RM-1 and CCM districts were eliminated as part of the 2025 code rewrite, and parcels previously classified under these districts were generally reclassified as R-5.
 - (5) The B-1 and B-2 base districts were eliminated as part of the 2025 code rewrite, and parcels previously classified under these districts were generally reclassified as C-1.
 - (6) The B-3 base district was eliminated as part of the 2025 code rewrite, and parcels previously classified under that district were generally reclassified as C-2.
 - (7) The BP base district was eliminated as part of the 2025 code rewrite, and parcels previously classified under that district were generally reclassified as C-3.
 - (8) The B-4 base district was eliminated as part of the 2025 code rewrite, and parcels previously classified under that district were generally reclassified as C-4.
 - (9) The AG base district was eliminated as part of the 2025 code rewrite, and parcels previously classified under that district were generally reclassified as UT.
 - (10) The SW (Shoreland-Wetlands) base district was eliminated as part of the 2025 code rewrite. In the new code, it was changed to an overlay district.
- B. Overlay districts.** The following overlay districts have been removed as indicated:
- (1) The OOS (Office and Special Service) overlay district was eliminated as part of the 2025 code rewrite.

- (2) The OIP (Institutional and Public Service) overlay district was eliminated as part of the 2025 code rewrite.
- (3) The OHS (Highway Service) overlay district was eliminated as part of the 2025 code rewrite.
- (4) The OLUT (Land Use Transition) overlay district was eliminated as part of the 2025 code rewrite.
- (5) The OCP (Conservation Protection) overlay district was eliminated and reestablished as a base zoning district (CON) as part of the 2025 code rewrite.

490-1104 Mixed residential housing (MRH) districts

Mixed residential housing (MRH) districts are a hybrid type of zoning in which the allowable land uses are predetermined, while the dimensional standards are tailored to meet the objectives of the specific development project. Dimensional standards for each project are included in Article 9. MRH districts are numbered sequentially (i.e., MRH-01, MRH-02, etc.) as they are established.

490-1105 Planned development districts (PDDs)

Planned development districts are a special type of zoning district in which both the allowable land uses and dimensional standards are tailored to meet the objectives of the specific development project. Dimensional standards and permissible land uses for each project are documented in the general development plan and included in Article 9. PDDs are numbered sequentially (i.e., PDD-01, PDD-02, etc.) as they are established.

490-1106 Relationship between base and overlay zoning districts

If a parcel is located in one or more overlay districts, the regulations that apply to the underlying base zoning district remain in effect, except as modified by the overlay district(s), and if there is any conflict between the overlay districts, the most restrictive controls.

490-1107 Necessity of zoning district designation

It is the intent of this article that no land shall be without a zoning district designation, unless specifically noted on the zoning map. In the event a parcel of land is for any reason deemed to be without a designation, no land development may occur until such time as the Common Council has assigned the parcel, or part thereof, an appropriate zoning classification.

490-1108 Effect of a land transfer on zoning designation

Adjoining property owners can transfer land from one lot to another in certain circumstances pursuant to Ch. 236, Wis. Stats. In those situations where the affected lots are in different zoning districts, a transfer does not alter the location of the zoning district boundary until such time as the zoning map has been amended consistent with Article 5.

490-1109 through 490-1199 reserved