

- (3) Special exception uses (conditional uses) and structures listed for any district are permissible only upon approval by the Village Board subject to the conditions as specified and any other conditions as may be imposed as provided by this Chapter.
- (4) All uses and structures, dimensional, sign, and off-street parking requirements shall be subject to Supplementary District Regulations and, where applicable, Special Provisions.
- (5) Off-street loading requirements for all districts are specified in Supplementary District Regulations.
- (6) In those instances where district regulations set forth limited examples of permitted or permissible uses with reference to the phrase "and the like" or "and uses of a similar nature", it is understood that the examples serve as a guideline in determining other permitted or permissible uses.

Sec. 13-1-41 RSF Residential Single-Family District.

- (a) **Purpose.** This District is intended to provide for moderate density single-family detached residential development in traditional development forms. Certain structures and uses designed to serve governmental, educational, religious, and non-commercial recreational uses are also permitted or permissible as special exceptions subject to restrictions and requirements necessary to preserve and protect the residential character of the District.
- (b) **Permitted Principal Uses and Structures.**
 - (1) Single-family detached dwellings, excluding mobile homes; for purposes of this Chapter, manufactured homes are included in the definition of single-family dwelling.
 - (2) Manufactured homes complying with all of the following requirements and limitations:
 - a. The home shall be a double wide of at least twenty-four (24) feet in width and thirty-six (36) feet in length.
 - b. The home shall be installed on an approved foundation system in conformity with the uniform building code. The wheels and axles must be removed. The enclosed foundation system shall be approved by the Building Inspector and/or Village Engineer; the Building Inspector may require a plan to be certified by a registered architect or engineer to ensure proper support for the home.
 - c. The home shall be equipped with foundation siding which in design, color and texture appears to be an integral part of the adjacent exterior wall of the manufactured home.
 - d. The home shall be covered by a roof pitched at a minimum slope of two (2) inches in twelve (12) inches, which is permanently covered with non-reflective material.
 - e. The home shall have a pitched roof, overhanging eaves and such other design features required of all new single-family dwellings located within the Village of Combined Locks.

- (3) Community living arrangements and day care centers which have a capacity for eight (8) or fewer persons.
 - (4) Foster family care.
 - (5) Home occupations and professional home offices.
 - (6) Public and semi-public non-profit institutional uses including churches, schools, libraries, and the like provided principal access shall be directly onto a collector or arterial street.
 - (7) Parks, playgrounds and community centers.
- (c) **Permitted Accessory Uses and Structures.**
- (1) Uses and structures customarily accessory and clearly incidental to permissible principal uses and structures.
 - (2) Temporary structures in connection with the construction of principal structures provided such structures are not used for living purposes. Temporary structures shall not remain over one (1) year after construction of the principal structure commences.
- (d) **Special Exception Uses and Structures.**
- (1) Day nurseries and kindergartens with at least one hundred (100) square feet of open play space per child enrolled.
 - (2) Convalescent homes, children's homes, or nursing homes.
 - (3) Public Utility installations.
 - (4) Cemeteries.
 - (5) Gardens, nurseries, and orchards provided no office or store is maintained on the premises.
 - (6) Community living arrangements/group homes, subject to criteria set forth in Sec. 62.23(7)(i), Wis. Stats.
 - (7) Clinics.
 - (8) Kennels as prescribed in Section 7-1-3(b).
- (e) **Dimensional Requirements.**
- (1) **Single-Family Dwellings.**
 - a. Lot area: Seven thousand five hundred (7,500) square feet per dwelling;
 - b. Lot width: Seventy (70) feet;
 - c. Front set back: Twenty-five (25) feet;
 - d. Side yard: Total of fifteen (15) feet with a minimum of seven (7) feet;
 - e. Rear yard: Twenty-five (25) feet;
 - f. Maximum lot coverage: Thirty percent (30%);
 - g. Maximum height: Thirty-five (35) feet -- two and one-half (2.5) stories.
 - (2) **Other Permissible Principal Uses and Structures.**
 - a. Minimum dimensions: Lot area -- ten thousand (10,000) square feet;
 - b. Lot width: One hundred (100) feet; front -- twenty-five (25) feet;
 - c. Side yards: Fifteen (15) feet each;
 - d. Rear yard: Twenty-five (25) feet.

- e. Maximum lot coverage: Twenty-five percent (25%);
 - f. Maximum height: Thirty-five (35) feet [two and one-half (2-1/2) stories].
- (f) **Permitted Accessory Signs.**
- (1) One (1) subdivision identification sign limited to twenty-five (25) square feet in area.
 - (2) One (1) temporary sign for each street frontage advertising the sale or lease of real estate and one (1) temporary sign advertising the development of property. No temporary sign shall be erected within ten (10) feet of any adjacent side yard and no temporary sign shall remain after the sale, lease or development of the property.
 - (3) In connection with any public or semi-public institution, the following signs are permitted: One (1) identification sign limited to twenty-five (25) square feet in area, one (1) bulletin board limited to twenty (20) square feet in area and not more than two (2) temporary signs or banners limited to a combined area of thirty (30) square feet in connection with special events, provided that no such sign or banner shall be displayed for a period of more than two (2) weeks.
- (g) **Minimum Off Street Parking Requirements.**
- (1) Dwellings: One and one-half (1.5)/unit.
 - (2) Churches: One-third (1/3) fixed seats.
 - (3) High Schools: One-third (1/3) students -- employees.
 - (4) Elementary school, junior high school, day nurseries: One (1)/employee.
 - (5) Libraries, exhibits, community centers: One-third (1/3) persons of maximum capacity.
 - (6) Convalescent home, children's home, nursing home: One-quarter (1/4) beds plus one (1)/employee.
- (h) **Parking on Residential Properties Regulated.** On-premises storage of vehicles in the open is limited to current owners and current occupants of the property. Storage of a vehicle is herein defined as a licensed motor vehicle that is not operated by the owner or occupant on the roadway for ten (10) consecutive days.
- (i) **Other Requirements.** When property is used for any of the above allowable uses, it shall be landscaped and maintained in harmony with the surrounding area so as not to substantially interfere with the comfortable enjoyment of life or property by residents of the same area, nor to materially decrease the value of their properties. In the event of a new construction, a lawn shall be planted within six (6) months after the residence or other allowable building has been constructed. The Director of Public Works, on petition of the owner of the property, may grant written permission to such owner to deviate from the above provision where undue hardship would otherwise result.

Sec. 13-1-42 RNC Residential Neighborhood Conservation District.

- (a) **Purpose.** This District is intended to apply to older established residential areas which exhibit housing and neighborhood conservation needs. It is the intent of this District to enhance residential property values by facilitating renewal and redevelopment activities as well as facilitating continued adaptability of older residential structures to modern housing needs.

(b) **Permitted Principal Uses and Structures.**

(1) Permitted principal uses and structures one (1) through seven (7) in the RSF District.

(c) **Permitted Accessory Uses and Structures.**

(1) Permitted accessory uses and structures one (1) through three (3) in the RSF District.

(d) **Special Exception Uses and Structures.**

(1) Special exception uses and structures one (1) through four (4) in the RSF District.

(2) Two (2) family dwellings.

(3) Single-family attached dwellings provided adequate off-street parking is provided and that no required front yard shall be used for such parking. Findings shall also be made that street capacity exists to safely accommodate increases in traffic generated by such developments.

(4) Conversions of single-family dwellings to two (2) or more dwelling units provided: adequate on-street or off-street parking is available; no required front yard is needed or intended to be used for parking; off-street outdoor parking areas for more than two (2) automobiles shall be screened with landscaping or other appropriate screening material; street capacity exists to safely accommodate increases in traffic generated by the conversion; to the maximum extent practicable, exterior modifications of the structure necessitated by the conversion shall not be in view from any public way; and any exterior modifications of the structure necessitated by the conversion shall be done with materials similar in appearance, texture, color, and design with the principal structure.

(5) Community living arrangement/group homes, subject to criteria set forth in Sec. 62.23(7)(i), Wis. Stats.

(6) Clinics.

(e) **Dimensional Requirements.**

(1) **Single-Family Detached Dwellings.**

a. Lot area: Six thousand (6,000) square feet per dwelling;

b. Lot width: Fifty (50) feet;

c. Front yard: Twenty-five (25) feet;

d. Side yards: Six (6) feet each;

e. Rear yard: Twenty (20) feet.

f. Maximum lot coverage: Thirty percent (30%);

g. Maximum height: Thirty-five (35) feet [two and one-half (2-1/2) stories].

(2) **Two-Family Dwellings.**

a. Lot area: Six thousand two hundred (6,200) square feet; three thousand two hundred (3,200) square feet per dwelling;

b. Lot width: Fifty (50) feet;

c. Front yard: Twenty-five (25) feet;

d. Side yards: Seven (7) feet each;

e. Rear yard: Twenty-five (25) feet.

f. Maximum lot coverage: Thirty percent (30%);

g. Maximum height: Thirty-five (35) feet [two and one-half (2-1/2) stories].

(3) **Single-Family Attached Dwellings.**

a. Lot area: Ten thousand (10,000) square feet;

- b. Lot width: Eighty (80) feet.
 - c. Front yard: Twenty-five (25) feet;
 - d. Side yards: Twelve (12) feet each;
 - e. Rear yard: Twenty-five (25) feet.
 - f. Maximum density: Twelve (12) dwelling units per net acre;
 - g. Lot coverage: Twenty-five percent (25%);
 - h. Height: Thirty-five (35) feet [two and one-half (2-1/2) stories].
 - i. Not more than eight (8) dwelling units shall be contiguous or in one (1) group or series and not more than two (2) dwelling units in one (1) group or series shall have the same or approximately the same roof line or building line.
 - j. Not less than forty percent (40%) of the total site area shall be landscaped in lawns, gardens, decorative plantings, or wooded areas.
 - k. A site plan under Section 13-1-224 is required for all single-family attached developments.
 - l. Common open space shall be subject to the requirements of Section 13-1-24.
- (4) **Other Permissible Principal Uses and Structures.**
- a. Lot area: Ten thousand (10,000) square feet;
 - b. Lot width: Eighty (80) feet;
 - c. Front yard: Twenty-five (25) feet;
 - d. Side yards: Ten (10) feet each;
 - e. Rear yard: Twenty-five (25) feet.
 - f. Maximum lot coverage: Twenty-five percent (25%);
 - g. Maximum height: Thirty-five (35) feet.
- (f) **Permitted Accessory Signs.**
- (1) Permitted accessory signs one (1) through three (3) in the RSF District.
- (g) **Off-Street Parking Requirements.**
- (1) Applicable requirements specified in the RSF District.
- (h) **Other Requirements.**
- (1) Other requirements specified in the RSF District.

Sec. 13-1-43 RTF Residential Two-Family District.

- (a) **Purpose.** This District is intended to provide for moderate to medium density residential development with emphasis on two-family and single-family attached residential uses. This District is also intended to provide for alternative development types and for infilling opportunities for parcels which for various reasons have been by-passed by development. Non-residential uses are limited to those which are compatible with the medium density character of the district.
- (b) **Permitted Principal Uses and Structures.**
- (1) Permitted principal uses and structures one (1) through seven (7) in the RSF District.
 - (2) Two-family dwellings.
 - (3) Single-family attached dwellings.
 - (4) Zero lot line two-family dwellings.

(c) **Permitted Accessory Uses and Structures.**

- (1) Permitted accessory uses and structures one (1) through three (3) in the RSF District.
- (2) Planned unit developments.

(d) **Dimensional Requirements.**

(1) **Single-Family Detached Dwellings.**

- a. Lot area: Seven thousand five hundred (7,500) square feet per dwelling;
- b. Lot width: Seventy (70) feet;
- c. Front set back: Twenty-five (25) feet;
- d. Side yard: Total of fifteen (15) feet with a minimum of seven (7) feet;
- e. Rear yard: Twenty-five (25) feet;
- f. Maximum lot coverage: Thirty percent (30%);
- g. Maximum height: Thirty-five (35) feet [two and one-half (2.5) stories].

(2) **Two-Family Dwellings.**

- a. Lot area: Nine thousand (9,000) square feet, four thousand five hundred (4,500) square feet per dwelling;
- b. Lot width: Seventy-five (75) feet;
- c. Front yard: Twenty-five (25) feet;
- d. Side yards: Eight (8) feet each;
- e. Rear yard: Twenty-five (25) feet.
- f. Maximum lot coverage: Thirty percent (30%);
- g. Maximum height: Thirty-five (35) feet [two and one-half (2-1/2) stories].

(3) **Zero Lot Line Two-Family Dwellings.**

- a. Lot area: Four thousand five hundred (4,500) square feet per dwelling.
- b. Lot width: Forty (40) feet per unit at the building line, with eighty (80) feet combined (at the building line).
- c. Setbacks:

1. Front yard: Twenty-five (25) feet.
2. Rear yard: Twenty (20) feet.
3. Side yards: Zero (0) on one side provided that:

The lot adjacent to that side yard is held under the same ownership at the time of the initial construction of the two-family attached dwelling. The adjoining side yard setback of the lot adjacent to the zero side yard is also zero.

The opposite side yard is not less than eight (8) feet.

Both units of the two-family attached dwelling are completed prior to occupancy of either unit.

Easements shall be provided upon each lot as may be necessary for water, sewer and all other utility services. Said easement shall be approved by each of the utility providers.

Foundation drains shall have a separate sump pump located at each dwelling unit.

State fire codes pertaining to zero lot line developments are incorporated in the construction of the common wall.

- d. Recording requirements:
 1. The zero lot line parcel is to be divided by certified survey, and referred for approval to the Village Board.
 2. Restrictive covenants shall be recorded at the Outagamie County Register of Deeds, providing declarations and/or bylaws similar to those typically recorded on a Declaration of Condominium. Said covenants shall provide for mediation of any and all disputes between owners of each unit and any third party with regard to construction, use, and maintenance of the real property. Furthermore, said covenants shall specifically state that the Village of Combined Locks and all approving authorities shall not be held responsible for same, and that said covenants shall insure to all heirs and assigns.
- (4) **Single-Family Attached Dwellings.**
 - a. Each single-family attached development shall have a minimum:
 1. Lot area: Eighteen thousand (18,000) square feet;
 2. Lot width: One hundred (100) feet.
 - b. Each group or series of single-family attached dwellings shall have a minimum:
 1. Front yard: Twenty-five (25) feet; side yards -- twelve (12) feet each;
 2. Rear yard: Twenty-five (25) feet.
 - c. Maximum density: Twelve (12) dwellings units per net acre;
 - d. Lot coverage: Twenty-five percent (25%);
 - e. Height: Thirty-five (35) feet [two and one-half (2-1/2) stories].
 - f. Not more than eight (8) dwelling units shall be contiguous or in one (1) group or series and not more than two (2) dwelling units in one (1) group or series shall have the same or approximately the same roof line or building line.
 - g. Not less than forty percent (40%) of the total site area shall be landscaped in lawns, gardens, decorative plantings, or wooded areas.
 - h. A site plan under Section 13-1-224 is required for all single-family attached developments. Common open space shall be subject to the requirements of Section 13-1-24.
- (5) **Other Permissible Principal Uses and Structures.**
 - a. Lot area: Ten thousand (10,000) square feet;
 - b. Lot width: Eighty (80) feet;
 - c. Front yard: Twenty-five (25) feet;
 - d. Side yards: Ten (10) feet each;
 - e. Rear yard: Twenty-five (25) feet.
 - f. Maximum Lot coverage: Twenty-five percent (25%);
 - g. Maximum height: Thirty-five (35) feet [two and one-half (2-1/2) stories].
- (e) **Permitted Accessory Signs.**
 - (1) Permitted accessory signs one (1) through three (3) in the RSF District.
- (f) **Off-Street Parking Requirements.**
 - (1) Applicable requirements specified in the RSF District.
- (g) **Other Requirements.**
 - (1) Other requirements specified in the RSF District.

Sec. 13-1-44 RMF Residential Multi-Family District.

- (a) **Purpose.** This District is intended to provide for medium to high density residential areas with emphasis on multi-family residential use. Non-residential uses are limited to those which are compatible with the high density character of the district.
- (b) **Permitted Principal Uses and Structures.**
 - (1) Permitted principal uses and structures one (1) through seven (7) in the RSF District.
 - (2) Two-family dwellings.
 - (3) Single-family attached dwellings.
 - (4) Multi-family dwellings not exceeding three (3) stories or forty-five (45) feet in height.
- (c) **Permitted Accessory Uses and Structures.**
 - (1) Permitted accessory uses and structures one (1) through three (3) in the RSF District.
- (d) **Special Exception Uses and Structures.**
 - (1) Special exception uses and structures one (1) through seven (7) in the RSF District.
 - (2) Planned unit developments. (See Section 13-1-61).
 - (3) Multi-family dwellings exceeding three (3) stories or forty-five (45) feet in height.
- (e) **Dimensional Requirements.**
 - (1) **Single-Family Detached Dwellings.** As for the RTF District.
 - (2) **Two-Family Dwellings.** As for the RTF District.
 - (3) **Single-Family Attached Dwellings.** As for the RTF District.
 - (4) **Multi-Family Dwellings [Not Exceeding Three (3) Stories or Forty-five (45) Feet in Height.]**
 - a. Lot area: Ten thousand (10,000) square feet;
 - b. Lot width: Eighty (80) feet;
 - c. Front yard: Twenty-five (25) feet;
 - d. Side yards: Twenty-five (25) feet each;
 - e. Rear yard: Twenty-five (25) feet.
 - f. Maximum Density: Twenty (20) dwelling units per net acre;
 - g. Lot coverage: Thirty percent (30%);
 - h. Height: Forty-five (45) feet [three (3) stories].
 - i. Not less than forty percent (40%) of the total site area shall be landscaped in lawns, gardens, decorative plantings, or wooded areas.
 - j. A site plan under Section 13-1-224 is required for all multi-family developments.
 - (5) **Multi-Family Dwellings [Exceeding Three (3) Stories or Forty-five (45) Feet in Height.]**
 - a. Lot area: Fifteen thousand (15,000) square feet;
 - b. Lot width: One hundred (100) feet;
 - c. All yards shall have a depth or width of twenty-five (25) feet each provided, however, that for every two (2) feet in building height over forty-five (45) feet yard depth or width shall be increased one (1) foot.

- d. Maximum Density: Forty (40) dwelling units per net acre;
 - e. Lot coverage: Forty percent (40%).
 - f. Not less than thirty percent (30%) of the total site area shall be landscaped in lawns, gardens, decorative plantings or wooded areas.
 - g. A site plan under Section 13-1-224 is required for all multi-family developments.
- (6) **Other Permissible Principal Uses and Structures.** As for the RTF District.
- (f) **Permitted Accessory Signs.**
 - (1) Permitted accessory signs one (1) through three (3) in the RSF District.
 - (g) **Off-Street Parking Requirements.**
 - (1) Applicable requirements as specified in the RSF District.
 - (h) **Other Requirements.**
 - (1) Other requirements specified in the RSF District.

Sec. 13-1-45 RTU Residential Temporary Unclassified District.

- (a) **Purpose.** The intent of the Residential Temporary Unclassified District (RTU) is to provide flexibility in the way in which an area within the community is developed; and to afford the opportunity for a desirable mix of building types as deemed appropriate by the Plan Commission and Village Board. The Residential Temporary Unclassified District (RTU) is considered a temporary zoning classification until such time as a permanent residential zoning classification, as outlined in this Code, is approved by the Plan Commission and Village Board as outlined in Article M of this Chapter. Development of lands contained within the RTU District are conditioned on obtaining approval of permanent zoning classifications as outlined above.

Sec. 13-1-46 CD Commercial District.

- (a) **Purpose.** This District is established to provide a centrally located core of commercial activity. It is intended that the physical development of the district be highly concentrated and integrated, offering a convenient and attractive shopping environment. It is also intended that, to the maximum extent practicable, various establishments be operated and managed in a coordinated manner, so that a variety of commercial enterprises are developed as one (1) unit rather than single purpose strip type commercial development. Permitted uses are limited to those which are highly compatible, mutually reinforcing and conducive to common approaches in operation, area design improvements, traffic and pedestrian circulation, and parking. Since the commercial district may extend near residential areas, great care is required in fitting commercial development into its surroundings. A site plan per Section 13-1-224 and a certificate of appropriateness per Section 13-1-223 are required for all buildings and structures in the Commercial District.

(b) **Permitted Principal Uses and Structures.**

- (1) Retail outlets for sale of food, wearing apparel, home furnishings and appliances (including repair strictly incidental to sales), office equipment, hardware, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry, art, camera or photographic supplies (including camera repair), alcoholic beverages for off-premises consumption, sporting goods, hobby and pet shops, delicatessen, bake shop (but not wholesale bakery), drugs, musical instruments, florist and gift shops and similar products.
- (2) Service establishments such as barber and beauty shops, shoe repair, restaurants, interior decorator, photographic studios, dance or music studio, tailor or dressmaker, laundry or dry cleaner, radio or television repair and similar uses.
- (3) Banks and other financial institutions, employment offices, business offices, professional offices and similar establishments.

(c) **Permitted Accessory Uses and Structures.**

- (1) Uses and structures customarily accessory and clearly incidental to permissible principal uses and structures which do not involve operations or structures not in keeping with the character of the district; provided, however, that garbage and trash shall be kept in closed containers, and that such containers shall not be visible from portions of the premises customarily open to pedestrian or automobile circulation or parking.

(d) **Special Exception Uses and Structures.**

- (1) Clubs and organizations.
- (2) Printing and publishing establishments.
- (3) Commercial recreation facilities in completely enclosed buildings including theaters, arcades and amusement centers.
- (4) Public utility installations.

(e) **Dimensional Requirements: Independent Single Commercial Development.** There are no minimum lot area or width requirements, nor are there any yard requirements or maximum height limitations for commercial properties developed as separate, independent units.

(f) **Dimensional Requirements: Shopping Center or Shopping Mall Developments.**

(1) **All Shopping Center Developments.**

- a. Lot area: Two (2) acres;
- b. Lot width: (street frontage requirement) Two hundred (200) feet.
- c. Maximum lot coverage: Twenty-five percent (25%);
- d. Height: Thirty-five (35) feet.
- e. All yards adjacent to streets or residential districts shall be at least one hundred (100) feet in depth if at the front or rear and one hundred (100) feet in width if at the side.
- f. Yards adjacent to other than streets or residential districts shall be at least fifty (50) feet in depth if at the front or rear and fifty (50) feet in width if at the side.

- g. Any required yard adjacent to a residential district shall be subject to the landscaped buffer requirements of Section 13-1-25.
 - h. To eliminate hazards involved in unchanneled ingress and egress, a landscaped strip not less than fifteen (15) feet in depth if at the front and fifteen (15) feet in width if at the side shall be required along any lot line adjacent to a street.
 - i. Except for accessways, such strip shall be continuous for the entire length of the lot line adjacent to the street. A site plan under Section 13-1-224 is required for all shopping center developments.
- (g) **Permitted Accessory Signs.**
- (1) **For Each Shopping Center Development.** One (1) general identification sign limited to two hundred (200) square feet in area if mounted approximately parallel to the right-of-way or two (2) signs limited to one hundred (100) square feet in area if mounted back to back or angled to be read from opposite directions, for each frontage of the development.
 - (2) **For Each Establishment.** One (1) sign and one (1) square foot of sign area for each lineal foot of building frontage. Such signs shall refer only to the name and nature of the business conducted in the building and to goods and services offered, and shall be mounted flat against the wall of the building. Insofar as practicable, such signs shall be oriented away from surrounding residential areas.
 - (3) **For Each Principal Structure Within Commercial Properties Developed as Separate and Individual Units.** Flat signs limited in area to fifteen percent (15%) of the wall area fronting on a street or public way (total wall area including the window area). Signs shall not be permitted on side walls unless fronting on a street or public way. No sign shall be extended above the height of buildings. Such signs shall be oriented away from surrounding residential areas.
- (h) **Off-Street Parking Requirements.**
- (1) Retail and service establishments existing as separate and individual units: One (1)/two hundred fifty (250) square feet of floor area.
 - (2) Restaurant and recreational establishments existing as separate and individual units: One (1)/one hundred (100) square feet of floor area.
 - (3) Clubs, organizations, and theaters which exist as separate and individual units: One third (1/3) persons of maximum capacity.
 - (4) Shopping centers: One (1)/two hundred (200) square feet of floor area.

Sec. 13-1-47 Business Park District.

- (a) **Purpose.** This District is established to provide for the development of an attractive grouping of buildings limited to offices, clinics, targeted consumer-oriented establishments and support facilities in a park-like setting. The District is further intended to provide a

pleasing environment to include landscaping screens or buffer yards in areas adjacent to residential developments.

(b) **Permitted Principal Uses and Structures.**

(1) Business offices, professional offices, clerical or general offices, health or nature-based businesses. Examples of allowable uses are illustrated as follows:

- a. Bank and credit union offices.
- b. Laboratories.
- c. Photographic studios.
- d. Graphic design companies.
- e. Medical clinics, chiropractic clinics.
- f. Dental clinics, pharmacies.
- g. Florists.
- h. Barbershops, hair salons.
- i. Veterinary clinics provided there are no outside kennels.
- j. Upscale restaurants.
- k. For-profit educational or learning centers.

(2) Any odors produced from any premises shall meet applicable federal and state regulations for emissions. Noise, vibration, flash or heat that are produced shall be confined within the building.

(c) **Permitted Accessory Uses and Structures.**

(1) Uses and structures customarily accessory and clearly incidental to permissible principal uses and structures that do not involve operations, uses, or structures that are prohibited in the District.

(2) Garbage and trash shall be kept in closed containers. Such containers shall not be visible to portions of the premises customarily open to pedestrians or automobile circulation or parking, nor be visible to adjacent properties.

(d) **Uses Expressly Prohibited in Business Park Zoned Areas.** The following uses and those of a similar character are deemed to be incompatible with the development of a business park in the Village of Combined Locks, and are expressly prohibited:

- (1) Shopping centers.
- (2) Movie theaters, dance halls, amusement places.
- (3) Chain stores.
- (4) Body shops.
- (5) Outdoor recreation facilities.
- (6) Restaurants with drive-through lanes.
- (7) Grocery stores; meat, poultry and/or fish markets.
- (8) Mini-warehouses, storage yards and garages for equipment, supplies, or vehicles.
- (9) Storage of junked automobiles and parts.
- (10) Primary or secondary uses involving motor vehicle repair; or outside storage of vehicles, equipment or trailored apparatus.

- (11) Dry cleaning, dying, laundry establishments.
 - (12) Lockers or cold storage plants.
 - (13) Wholesalers and distributors.
 - (14) Animal processing, stock yards, rendering plants.
 - (15) Freight transfer stations or trucking terminals.
 - (16) Manufacturing processes.
 - (17) Uses (including restaurants, motels or motor fuel sales or vehicle service) which are significantly oriented to trucking patronage.
 - (18) Salvage or recycling operations; extractive operations.
 - (19) Outdoor animal kennels or runs.
 - (20) Drop forgers, ferrous and brass foundries, grain elevators, refineries, tanneries.
 - (21) Asphalt and concrete plants.
- (e) **Special Exception Uses and Structures.** The following uses must follow the requirements of the Zoning Code for consideration as a special exception use or structure:
- (1) Gas station, or combination gas station and convenience store.
 - (2) Retail sales establishment.
 - (3) Uses not identified in Permitted Principal Uses and Structures, and not included in Subsection (d) above, "Uses Expressly Prohibited in Business Park".
- (f) **Dimensional Requirements – All Permitted Principal Uses and Structures.**
- (1) **Lot Area.** Minimum of thirty thousand (30,000) square feet.
 - (2) **Lot Width.** Minimum of one hundred and fifty (150) feet.
 - (3) **Front Yard.** Minimum needed for front yard parking.
 - (4) **Rear Yard.** Minimum of thirty-five (35) feet [Note: To accommodate potential ten (10) foot easement for future pathway along Hwy. CE].
 - (5) **Side Yard.** Ten (10) feet minimum, with a total of thirty (30) feet.
 - (6) **Lot Coverage and Open Space.** To achieve a park-like appearance, lot coverage by buildings, accessory structures, and surface parking and driveways shall occupy a maximum of seventy percent (70%) of the lot area. Landscaped open space not covered by buildings, accessory structures, and surface parking and driveways shall occupy a minimum of thirty percent (30%) of the lot area. The open space may include storm water retention/detention areas.
 - (7) **Height.** Maximum of twenty-five (25) lineal feet to eave, with a maximum of forty-five (45) feet to top of roof.
 - (8) **Landscape Requirement.** Any required yard adjacent to a residential district shall be subject to the landscape buffer requirements of Section 13-1-25 and must be approved by the Planning Commission.
 - (9) **Landscape Buffer Required For Properties Adjacent To Hwy. CE.** A landscape buffer is required for properties adjacent to Hwy. CE per the requirements of Section 13-1-25 and must be approved by the Planning Commission.
 - (10) **Landscape Strip Requirement For Lots Adjacent To Intersecting Streets.** To eliminate hazards involved in unchanneled ingress and egress, a landscaped strip not

less than fifteen (15) feet in depth if at the front, and fifteen (15) feet in width if at the side, shall be required along any lot line adjacent to an intersecting street. Except for access ways, such strip shall be continuous for the entire length of the lot line adjacent to the street.

- (g) **Permitted Accessory Signs.** No sign shall be erected or maintained on property in the Business Park District zoning classification except in conformity with the following:
 - (1) Property address signage shall be building mounted and shall be two (2) square feet in area.
 - (2) One (1) free-standing sign, measuring no more than forty (40) square feet, is allowed within the front yard area of the parcel. As an alternative, one (1) monument type sign, measuring no more than forty (40) square feet, may be erected to a height not to exceed eight (8) feet above ground level. As an alternative, one monument type sign may be erected to a height not to exceed ten (10) feet above ground level.
 - (3) A second free-standing sign, measuring no more than forty (40) square feet, may be constructed on the rear lot area of those lots that have rear yards which abut road right-of-way.
 - (4) Signs shall be restricted to advertising only the person, firm, company, or corporation operating the use conducted on-site or the products produced or sold therein.
 - (5) Signage that is visible from the exterior of any building may be lighted, but no sign or any other contrivance shall be devised or constructed so as to rotate, gyrate, blink, or move in an animated fashion.
- (h) **Off-Street Parking Required.** Each owner of a site shall provide adequate off-street parking to accommodate all parking needs for the site. All employee parking will take place on the side. Front yard or side yard parking sufficient for the use of the property is required. No rear yard parking is allowed. Off-street parking shall be paved within one (1) year of receipt of an occupancy permit.
- (i) **Utilities.** All utilities shall be underground. This shall apply to all electric, telephone, gas, water, storm sewers and sanitary sewers.

Sec. 13-1-48 IT Institutional District.

- (a) **Purpose.** The intent of this District is to provide for areas of the community where public or semi-public institutional uses are or can be established and to ensure that such areas will continue in this use unless otherwise approved by the Village of Combined Locks.
- (b) **Permitted Principal Uses and Structures.**
 - (1) Public parks, parkways, playgrounds, golf courses and other uses of a similar nature.
 - (2) Public and semi-public zoos, arboretums, museums, exhibits and libraries.
 - (3) Public and semi-public institutional uses including churches, convents, elementary schools, high schools, colleges, hospitals, clinics, elderly homes, children's homes, convalescent homes, and other uses of a similar nature.