

22.12. Rules of Construction, Interpretation, and Measurement and Definitions.

22.12(1)	General Provisions.	2
22.12(2)	Rules of Construction and Interpretation.	2
22.12(3)	Rules of Measurements.	3
22.12(4)	“A” Definitions.	4
22.12(5)	“B” Definitions.	6
22.12(6)	“C” Definitions.	7
22.12(7)	“D” Definitions.	9
22.12(8)	“E” Definitions.	11
22.12(9)	“F” Definitions.	11
22.12(10)	“G” Definitions.	12
22.12(11)	“H” Definitions.	13
22.12(12)	“I” Definitions.	13
22.12(13)	“J” Definitions.	14
22.12(14)	“K” Definitions.	14
22.12(15)	“L” Definitions.	15
22.12(16)	“M” Definitions.	15
22.12(17)	“N” Definitions.	16
22.12(18)	“O” Definitions.	17
22.12(19)	“P” Definitions.	17
22.12(20)	“Q” Definitions.	18
22.12(21)	“R” Definitions.	18
22.12(22)	“S” Definitions.	19
22.12(23)	“T” Definitions.	25
22.12(24)	“U” Definitions.	26
22.12(25)	“V” Definitions.	27
22.12(26)	“W” Definitions.	27
22.12(27)	“X” Definitions.	28
22.12(28)	“Y” Definitions	28
22.12(29)	“Z” Definitions.	29

22.12(1) General Provisions.

- A. Purpose.** For the purpose of interpreting this Chapter, certain words, concepts, and ideas are defined herein. Except as defined herein, all other words used in this Chapter shall have their common, ordinary, and accepted meanings, except that technical or specially-defined words are given their technical or special definitional meaning.
- B. Applicability.** The rules of construction, interpretation, and measurement and the definitions established in this Section shall apply to all Sections of this Chapter, unless otherwise specified.

22.12(2) Rules of Construction and Interpretation.

- A. Construction and Interpretation of Words.** In interpreting the language of this Chapter, the following general rules of construction shall apply, unless explicitly stated otherwise in a particular use of a term or phrase. The requirements of this Chapter shall be interpreted and applied as the minimum requirements necessary to carry out the purpose of the Chapter and to promote public health, safety, and general welfare.
 - 1. The words “shall,” “must,” and “will” are mandatory in nature.
 - 2. The word “may” is permissive in nature.
 - 3. The term “and/or” means either or both of the subject.
 - 4. Words used in the present tense include the past and the future tenses and vice versa unless obviously inapplicable.
 - 5. Words used in the singular include the plural and the plural includes the singular, unless the context of the particular usage clearly indicates otherwise.
 - 6. The time in which an act is to be done shall be computed by excluding the first day and including the last day. If a deadline or required date of action falls on a Saturday, Sunday, or holiday observed by the City, the deadline or required date of action shall be the next day that is not a Saturday, Sunday, or holiday observed by the City. References to days are calendar days unless otherwise stated.
 - 7. The word “including” is non-exclusive unless stated otherwise.
 - 8. When any requirement of this Chapter results in a fraction of a unit, a fraction of one-half or more is considered a whole unit and a fraction of less than one-half is disregarded. When the determination of the number of Dwelling Units permitted on a Lot results in a fraction of a Dwelling Unit, any fractional component is disregarded and rounded down to the nearest whole number.

9. In the event of a conflict or inconsistency between the text of this Chapter and any heading, caption, figure, illustration, or map, the text shall control.
10. Figures and other illustrations are provided for clarification and visualization only and should not be relied upon as a complete and accurate description of all applicable regulations or requirements.
11. Definitions apply to terms regardless of capitalization, unless the context clearly indicates otherwise.
12. The word “person” includes both natural persons and entities, including joint ventures, partnerships, limited partnerships, associations, clubs, companies, corporations, limited-liability companies, businesses, trusts, organizations, or the managers, lessees, agents, officers, members, or employees of any of them.
13. The words “used” and “occupied” include the words “intended, designed, or arranged to be used or occupied.”

B. References to Other Regulations and Publications. Whenever reference is made to a part of the City’s Municipal Code, this zoning Code, statute, regulation, or document, it shall be interpreted as a reference to the most recent edition or version, unless otherwise specifically stated.

22.12(3) Rules of Measurements.

Unless a particular use of a term or phrase in this Chapter 22 explicitly states otherwise, the following general rules of measurement shall govern the application of the numerical standards in this Chapter 22.

- A. Separation.** If a standard of this Chapter 22 requires a use or development to be separated from another use or development by a minimum distance, that distance is measured as the linear distance “as the crow flies” between the nearest property line of the subject use or development and the property line of the use or development from which the subject use must be separated.
- B. Building Height.** Building height shall be measured as the vertical distance from the average elevation of the proposed Finished Grade at the façade adjacent to the front lot line to the highest point of the building. See Section 22.02(11) for determining the highest point of the building for different roof types.
- C. Story.** Where a minimum number of stories is required, each story shall have a minimum height of 10 feet. Unoccupied attics less than 7 feet in height and raised basements less than 6 feet in height, as measured from the average grade of the fronting sidewalk, shall not be considered stories. A mezzanine shall be considered a story and a separate floor where it is designed to be occupiable, is contiguous with at least 60% of the building’s front façade, and maintains an average depth of at least 16

feet. A penthouse shall be considered a story where it exceeds one-third of the area of the roof. Under-roof areas with dormers shall not be considered stories.

D. Opacity. The degree to which light or view is blocked is measured perpendicular to the fence or screening structure for each structure section between supports.

E. Maximum Setback. At least 50% of the building frontage must meet the maximum setback.

22.12(4) “A” Definitions.

A. Accessory Building or Accessory Structure. A structure that is clearly incidental to and customarily found in connection with a principal building, is located on the same Parcel and serves a principal building, and is subordinate in area, extent and purpose to the principal building served. Accessory Buildings and Structures include, but are not limited to:

1. Enclosed Accessory Building or Structure. An accessory structure that is fully enclosed by walls and a roof, such as garages, sheds, or similar structures.

2. Open Accessory Structure. An accessory structure that is not fully enclosed by walls and is typically supported by posts or columns, such as pergolas, gazebos, arbors, trellises, or similar structures.

B. Accessory Commercial Playground. An outdoor play area or play equipment that is provided in connection with a principal commercial use and is intended for use by individuals visiting or using the principal use. The playground is located on the same Lot and is incidental and accessory in scale and function.

C. Accessory Commercial Unit. A Dwelling Unit or accessory building in which an occupation or profession is conducted, incidental to the primary use of the dwelling as a residence. Accessory Commercial Units may be visible from the frontage, receive clients or customers without appointment, and have non-resident employment.

D. Accessory Dwelling Unit. A Dwelling Unit that is incidental and subordinate to the principal dwelling on the Lot. An Accessory Dwelling Unit may be detached, such as a cottage, or attached to the principal dwelling, such as an attic or basement apartment.

E. Accessory Service Facility. Maintenance buildings, storage structures, restrooms, concession stands, administrative offices, or similar support facilities that are incidental and subordinate to the principal structure(s) or use(s) on the same property.

F. Accessory Use. See Use, Accessory.

G. Adult-Oriented Establishment. Any premises required to be licensed under Municipal Code §8.195.

- H. Agriculture.** Farming in all its branches, including cultivation and tillage of the soil; dairying; production, cultivation, growing, and harvesting of any agricultural or horticultural commodity; raising of livestock, bees, furbearing animals, or poultry; and any practice, including any forestry or lumbering operations, performed on a farm in conjunction with farming operations, including preparation and delivery of produce to storage, to market, or to carriers for transportation to market.
- I. Alley.** A public right-of-way designated as an Alley by the Waukesha Department of Public Works.
- J. Alternative Education Facilities.** A use that provides instructional or academic services through non-traditional or supplemental educational programs, including tutoring, test preparation, enrichment programs, learning centers, and similar services, and that is not classified as a school.
- K. Animal Boarding Facility.** A facility for the boarding, training, or grooming of dogs and cats, excluding breeding sales of animals as regulated in Municipal Code §33.06.
- L. Animal Hospital.** An establishment that includes services by licensed practitioners of veterinary medicine, dentistry, or surgery for animals; daycare and after-hours care; and training. Excludes non-patient care boarding.
- M. Antenna.** Any structure or device used for the purpose of collecting or radiating electromagnetic waves, including but not limited to directional antennas, such as panels, microwave dishes, and earth station dishes, television broadcast satellite dishes, and terrestrial antennas.
- N. Artisan Manufacturing.** A fully indoor small-scale business that produces goods or specialty foods, primarily for direct sales to consumers, such as artisan leather, glass, wood, paper, ceramic, textile and yarn products, and baked goods. This land use includes the design, processing, fabrication, assembly, treatment and packaging of products; as well as the incidental storage, sales and distribution of such products. This land use does not include uses producing noise, odor, vibration, or similar impacts perceivable by the natural senses outside of the structure or portion of the structure where the use is located.
- O. Automated Teller Machine (ATM).** A computerized, self-service machine used by banking customers of financial institutions, including deposits, withdrawals, and fund transfers, without face-to-face contact with financial institution personnel.
- P. Auto Dealership.** An establishment required to be licensed in accordance with Wisconsin Statutes Chapter 218, which may have showrooms or open lots for selling, renting, or leasing automobiles, light trucks, motorcycles, and ATVs.

- Q. Awning.** A protective cover mounted on and projecting from a building over windows, doors, or entrances, comprised of fabric or other, similar non-rigid material mounted on a frame, providing cover from sunlight or precipitation.

22.12(5) “B” Definitions.

- A. Basement.** A portion of a building partly or entirely underground whose ceiling or underpart of the floor above is four feet or less above the average finished ground elevation. The “average finished ground elevation” is the mean elevation of the finished grade around all of the exterior of the building.
- B. Bed and Breakfast or Short-Term Rental.** Any residential property which offers a maximum of 10 rooms for short-term overnight sleeping accommodation, for less than 30 days, in exchange for compensation.
- C. Berm.** An earthen mound designed to provide visual interest, screen undesirable views, and/or decrease noise.
- D. Bicycle Parking.**
- 1. Short-Term.** A designated area for temporary bicycle storage (less than two hours), typically near building entrances, with simple racks or other bike storage solutions.
 - 2. Long-Term.** A secure, weather-protected area for bicycle storage intended for longer-term use of several hours or more.
- E. Bioretention Area.** An excavated area that is backfilled with a prepared or amended soil mixture, which may or may not be covered with a mulch layer and planted with a diversity of woody or herbaceous vegetation, to which stormwater is directed to promote filtration, infiltration and/or evapotranspiration. Such an area may also be known as a “rain garden”.
- F. Brewery.** An establishment primarily engaged in the brewing of fermented alcohol beverages and holding a permit to do so from the Wisconsin Department of Revenue. Breweries have a capacity of 15,000 barrels or more per year (see also definition for Micro-Brewery for under 15,000 barrels). The definition includes a public tasting room, and retail sales of ale, beer, or related products brewed or manufactured on site.
- G. Buffer.** A combination of physical space and vertical elements, such as plantings or fencing, used to separate and screen incompatible land uses from each other.
- H. Building.** A Structure having a roof supported by columns or walls.
- I. Building, Principal.** A Building in which the principal use of the Lot on which it is situated is conducted. The term includes attached garages.

22.12(6) “C” Definitions.

- A. Canopy.** A protective cover made of rigid materials, either mounted on and projecting from a building over windows, doors, or entrances; or free-standing and mounted on pylons, poles, or other rigid structures; for protection from sun and precipitation.
- B. Car Wash.** A building, or portion thereof, where automobiles or other motor vehicles are automatically or manually washed regularly as a business.
- C. Cemetery.** An area used for the interment of human or pet remains, including structures such as gravestones, markers, foot stones, columbaria, mausoleums, crypts, fences, and walls.
- D. Change of Use.** See Use, Change of.
- E. Child Day Care Home.** A dwelling in which an occupant provides care for children who are not related to the occupant or legal wards for a portion of a 24-hour day.
- F. Clear-Cutting.** The practice of cutting down most or all of the trees in a woodland, woodlot, or forest or a section thereof, at the same time, usually in a uniform way.
- G. Clinic.** A medical service facility that provides outpatient ambulatory or outpatient health care.
- H. Clinic, Veterinary.** An establishment that includes services by licensed practitioners of veterinary medicine, dentistry, or surgery for animals, daycare, training, and grooming. Excludes non-patient care boarding.
- I. Coffee Shop.** A business primarily engaged in the sale of coffee, tea, and similar beverages, with incidental food service, for on- or off-premise consumption. A coffee shop does not include a restaurant providing full meal service.
- J. College or University.** An institution for post-secondary education, public or private, offering courses in general or religious education and not operated for profit. It operates in buildings owned or leased by the institution for administrative and faculty offices, classrooms, laboratories, chapels, auditoriums, lecture halls, libraries, student and faculty centers, performing arts facilities, athletic facilities, health centers, dormitories, fraternities, sororities, and other on-campus housing, as well as associated maintenance facilities. It does not include vocational schools, online or remote programs.
- K. Commercial Adult and Child-Care Center.** A commercial facility that provides care and supervision for children for a portion of a 24-hour day, and is licensed by the State of Wisconsin pursuant to Wis. Stat. §48.65.

- L. Commercial Kitchen.** A facility containing a kitchen in which food is prepared for off-site consumption.
- M. Commercial Recreation, Indoor.** See Recreation, Commercial Indoor.
- N. Commercial Recreation, Outdoor.** See Recreation, Commercial Outdoor.
- O. Community Living Arrangement.** Facilities licensed and operated or permitted under the authority of the Wisconsin Statutes for the care and maintenance of residents, not members of the same family, including, but not limited to halfway houses, community living arrangements under Wis. Stat. §48.743, foster homes under Wis. Stat. §48.02(6), or an adult family home under Wis. Stat. §50.01(1). Does not include commercial childcare centers, nursing homes, general hospitals, special hospitals, prisons, or jails.
- P. Community Services Facility.** A permanent, stand-alone facility designed to provide support services to individuals in need. Primary services include temporary shelter and food provision. Incidental services may include educational programs, medical care, and other forms of assistance. This definition does not encompass emergency shelters, hazard shelters, or clothing/food donation centers, which are considered accessory uses.
- Q. Conditional Use.** See Use, Conditional.
- R. Construction-Related Activity.** A temporary construction activity, such as offices, equipment storage, or material staging, allowed for the duration of a specific construction project.
- S. Contractor's Office.** A modular or portable office or storage structure for use by a contractor during construction activity.
- T. Contractor's Yard.** A place where stone, gravel, sand, cement, brick, brick tile, cement tile, tile sewer pipe, wood, lumber or other building materials are stored or kept for sale.
- U. Copy, Sign.** The letters, numerals, symbols, or graphics that convey the message on a Sign.
- V. Court, Cottage Home or Tiny Home.** A group of small-scale, detached Dwelling Units on permanent foundation located on a single Lot or individual Lots and arranged around a shared court visible from the street.
- W. Co-Working Space.** A neutral, non-exclusive, limited shared space defined in a membership-based service arrangement or agreement or subscription wherein a firm has no tenancy interest, leasehold estate, or other real property interest with respect to the accommodation on an as-needed basis. The agreement gives the firm a right to

share the use of the space and may include an exclusive mailing address and office services. An executive suite/exclusive desk/dedicated desk/secured suite/private office under a co-working space agreement falls under this definition.

- X. **Crematory.** A facility containing properly installed, certified apparatus intended for use in the act of cremation.

22.12(7) “D” Definitions.

- A. **Developable Land.** Land that is not restricted by regulations or natural limitations such as floodplains, steep slopes, high ground water, or other factors from being developed.
- B. **Development.** Either of the following:
 - 1. The construction, erection, alteration, enlargement, renovation, substantial repair, movement to another site, or demolition of any structure, or
 - 2. The excavation, grading, filling, clearing, or alteration of land.
- C. **Development, New.** Development proposed on undeveloped sites or on previously developed sites after the demolition of existing buildings and site elements.
- D. **Diameter at Breast Height (DBH).** The diameter of a tree, measured in inches at a point 54 inches above the ground. If the tree splits into multiple trunks at a height below 54 inches, but above the ground, the diameter is measured at the highest point beneath the split.
- E. **Distillery.** An establishment primarily engaged in the manufacturing of distilled spirits holding a permit to do so from the Wisconsin Department of Revenue. Distilleries have a capacity of more than 25,000 gallons per year (see also definition for Micro-Distillery for under 25,000 gallons). The definition includes a public tasting room and retail sales of spirits or related products manufactured on site.
- F. **Drive-Through Facility.** A Premises where retail sales take place directly from a window to customers in their vehicles, generally having outdoor equipment to allow ordering from vehicles and designated lanes for vehicle travel.
- G. **Driveway.** A private vehicular access area that connects a public or private street, alley, or internal access drive to a Lot or development site and provides access to garages, carports, parking areas, or buildings. Driveways are distinct from internal access drives and drive lanes.
- H. **Driveway, Residential.** A driveway serving a one- or two-unit residential use. A residential driveway includes an area used for vehicular parking that may be counted toward required off-street parking in accordance with Section 22.06(4). A residential

driveway does not include pedestrian walkways, sidewalks, patios, terraces, steps, or other areas designed exclusively for pedestrian use.

- I. Driveway, Nonresidential.** A driveway serving multi-unit residential, mixed-use, commercial, institutional, industrial, or other nonresidential uses. A nonresidential driveway is used for vehicular access and circulation and is not counted as an off-street parking space.
- J. Dwelling.** A structure or portion thereof that is used or is intended to be used exclusively for human habitation but not including a tent, trailer, boarding house, or rooming house.
- K. Dwelling, Duplex, Side-by-Side.** A residential building containing two Dwelling Units located beside one another, each with a separate exterior entrance, and separated by a common vertical wall.
- L. Dwelling, Duplex, Stacked.** A residential building containing two Dwelling Units arranged one above the other, with either separate exterior entrances or a shared entrance serving both units.
- M. Dwelling, Live-Work Unit.** An attached residential building type with a small commercial enterprise on the ground floor and a Dwelling Unit above or behind with a common tenant in both spaces.
- N. Dwelling, Multi-Unit.** A residential building, or group of buildings on a single Lot, containing Dwelling Units arranged side-by-side or stacked vertically, intended for occupancy by multiple families or households, including units located above garages. This use does not include Dwelling Units located above a ground-floor nonresidential use, except where no more than one or two Dwelling Units are provided. This use does not include any other dwelling type defined by this Chapter.
- O. Dwelling, Multi-Unit, Above Ground Floor Only.** A Multi-Unit Dwelling having one or more units located above a Ground Floor non-residential use. The separate uses do not have to be inhabited by the same party.
- P. Dwelling, Multi-Unit Building Complex.** A site containing more than one Multi-Unit Dwelling developed as part of a single project or on a single Lot.
- Q. Dwelling, Multi-Unit, Rear Ground-Floor.** A Dwelling Unit located on the rear portion of the ground floor in a multi-unit building, typically situated behind commercial or retail uses at the front. The unit provides independent living spaces, including sleeping, cooking, and sanitary facilities, with direct access to the exterior or common areas of the building, ensuring accessibility for residents while maintaining the functionality of the building's front storefronts.

- R. Dwelling, Single-Family Detached.** A detached dwelling containing one Dwelling Unit intended for use by one family.
- S. Dwelling Unit.** One or more rooms located within a Dwelling designed, occupied or intended to be occupied as separate living quarters, having facilities for cooking, sleeping, bathing, and sanitary use, for the exclusive use of a single family maintaining a household.

22.12(8) “E” Definitions.

- A. Electronic Display.** A display capable of showing letters, numerals, graphic images, videos, animations, and other information that can be electronically controlled and changed remotely or without having to alter the display physically.
- B. Erosion.** The process by which the land’s surface is worn away by the action of wind, water, ice, or gravity.
- C. Erosion and Sediment Control Plan.** A plan developed to address pollution caused by erosion and sedimentation of soil particles or rock fragments during construction.

22.12(9) “F” Definitions.

- A. Façade.** That portion of any exterior elevation on a building extending from grade to top of the parapet, wall, or eaves and the entire width of the building elevation.
- B. Family.** One or more persons related by blood, adoption or marriage; or a group of no more than three adults regardless of relation; who live, sleep, and eat together, maintaining a single household unit. A group of more than three adults who are not related by blood, adoption or marriage shall be deemed a family if necessary to comply with applicable Federal or State law. Related by adoption, as used herein, includes foster children.
- C. Fence.** Any structure composed of wood, iron, steel, masonry, stone or other material and erected in such a manner and in such location as to enclose, secure, partially enclose or secure, provide privacy, decorate, define or enhance all or any part of any premises.
- D. Financial and Professional Services.** An establishment that engages in financial transactions that create, liquidate, or change ownership of financial assets.
- E. Finished Grade.** The ground level after improvements and landscaping are completed and grade elevations are as required by approved development plans.
- F. Flea Market.** An occasional or periodic market held in an open area or structure where goods are offered for sale to the general public by individual sellers from open or semi-open facilities or temporary structures.

- G. Fleet Fueling Facility.** The dispensing of gasoline or other automotive fuels for vehicles owned, leased, or operated by a business or government entity on the same premises, and not available to the general public. Such facilities are incidental and subordinate to the principal use and may include fuel pumps and storage tanks.
- H. Fleet Vehicle Storage or Maintenance.** An indoor or outdoor area for the storage of motor vehicles owned or leased by a business, government agency, or other organization rather than by an individual(s) and an accompanying indoor area for vehicle service work. Maintenance may include fueling of fleet vehicles but does not include sale of vehicle fuels.
- I. Food Truck.** A Mobile Food Vendor, as that term is defined in Municipal Code §8.18(1)(a), that is not situated in a permanent structure as an accessory to a business located in the structure for purposes of primarily serving patrons of the business.
- J. Food Truck Court.** A permanent site for the location of multiple food trucks simultaneously.
- K. Foster Family Home.** The primary domicile of a foster parent which is for four or fewer foster children and which is licensed pursuant of Wis. Stat. §48.61.
- L. Frontage.** The width of a Lot measured along the street right-of-way line that abuts the street toward which the principal building is oriented and from which the building is addressed, regardless of the location of vehicular access.
- M. Funeral Home.** An establishment for preparing the dead for burial or interment and conducting funerals (i.e. providing facilities for wakes, arranging transportation for the dead, indoor stonecutting, and selling caskets and related merchandise). Funeral Homes may include accessory Crematoria.

22.12(10) “G” Definitions.

- A. Garage.** A fully-enclosed building used for the parking or storage of vehicles associated with the principal use on the same Lot.
- B. Garage Sale or Rummage Sale.** The temporary sale of personal property from a residential dwelling.
- C. Garden Center.** A facility for the cultivation of plants within an enclosed environment on a commercial basis, with or without outdoor storage. Includes plant and tree nurseries.
- D. General Manufacturing.** A non-residential use involving the manufacturing, processing, fabrication, compounding, or assembly of products or materials that may generate noise, vibration, odor, truck traffic, or other impacts that are greater than a Light Industrial use but do not rise to the intensity of Heavy Industrial operations.

Activities are conducted primarily within enclosed buildings, with limited outdoor storage or operations.

E. General Retail. See Retail, General.

F. General Service. A non-residential use providing routine or frequent services to customers, clients, or the general public, including repair, maintenance, cleaning, rental, personal assistance, or similar service activities conducted within an enclosed building.

G. Grade. See Finished Grade.

H. Green Infrastructure. Any combination of landscaping, facilities, or equipment that captures rain at or near the site where it falls through infiltration, evapotranspiration, or storage for beneficial use or delayed discharge. Green infrastructure includes, but is not limited to, amended soil areas, bioretention areas, biofiltration areas, stormwater trees, vegetated or biofiltration swales, landscaping with deeply rooted plants in amended soil, rain barrels, permeable pavements, planter boxes, and vegetated buffer strips, as well as the removal of structures or pavements to allow revegetation.

I. Grocery Store. A retail establishment that sells food, beverages, and household goods for off-site consumption, and may include ancillary services such as a pharmacy, bakery, deli, or prepared-food area.

J. Ground Floor. The level of a building that is closest to the Finished Grade, generally referred to as the first floor.

22.12(11) “H” Definitions.

A. Home Occupation. Any occupation customarily conducted for gain or support entirely within a dwelling or accessory building by a member or members of a household unit while residing in said dwelling, and which is clearly incidental and secondary to the residential use of the premises and does not change the character thereof.

B. Hospital. An institution providing in-patient care and treatment for individuals with physical or mental disabilities, illnesses, addictions, or injuries.

C. Hotel or Motel. A building or portion thereof in which guestrooms are provided for occupancy for daily rate compensation by transient guests.

22.12(12) “I” Definitions.

A. Impervious Surface. An area that releases as runoff all or a large portion of the precipitation that falls on it, except for frozen soil. Rooftops, sidewalks, driveways,

gravel, or paved parking lots and streets are examples of areas that typically are impervious.

- B. Industrial.** Non-residential uses involving manufacturing, processing, fabrication, assembly, treatment, research, testing, storage, or distribution of materials, products, or equipment. Industrial uses may generate varying levels of noise, vibration, odor, dust, emissions, truck traffic, or other operational impacts depending on the scale and intensity of the activity.
- C. Industrial, Heavy Indoor.** A non-residential use involving manufacturing, processing, fabrication, assembly, treatment, or handling of materials where operations may generate substantial noise, vibration, odor, emissions, truck traffic, or other impacts. All principal operations are conducted within enclosed buildings; however, the intensity of activities exceeds Light Industrial uses. Outdoor activity is limited to loading, unloading, and incidental storage that is clearly secondary to the indoor operations.
- D. Industrial, Heavy Outdoor.** A non-residential use involving manufacturing, processing, material handling, storage, equipment operation, or similar high-impact industrial activities conducted primarily outdoors. These uses typically generate substantial noise, vibration, odor, dust, truck traffic, or other external impacts and may include large-scale equipment, bulk material storage, or outdoor processing operations. Enclosed buildings may be present but are incidental to the primary outdoor industrial activity.
- E. Industrial, Light Indoor.** A non-residential use involving manufacturing, assembly, fabrication, processing, research, development, or testing conducted entirely within an enclosed building and producing minimal off-site impacts. Noise, odor, dust, vibration, and emissions shall not be detectable beyond the building exterior. Operations typically involve smaller-scale equipment and limited truck traffic.
- F. Industrial, Light Outdoor.** A non-residential use involving primarily indoor light industrial activities with limited outdoor components that are incidental and subordinate to the principal use. Outdoor activities may include equipment staging, screened storage, or loading areas, provided impacts such as noise, odor, dust, and vibration remain minimal and are appropriately screened or buffered.
- G. Infiltration.** The entry of precipitation or runoff into or through the soil.
- H. Invasive Species.** Nonindigenous species of plants whose introduction causes or is likely to cause economic or environmental harm, or harm to human health. See Wis. Stat. §23.22(1)(c).

22.12(13) “J” Definitions. [reserved]

22.12(14) “K” Definitions. [reserved]

22.12(15) “L” Definitions.

- A. **Land Disturbing Activity.** A use of the land by any person in residential, industrial, educational, institutional, or commercial development, highway and road construction and maintenance, that results in a change in the natural cover or topography and that may cause or contribute to sedimentation.
- B. **Land Use Plan.** The element of a comprehensive plan, adopted under Wis. Stat. §66.1001, that identifies the general location and type of future land uses within the city and its extraterritorial area. It guides zoning, subdivision, and public improvement decisions to promote orderly growth and ensure consistency with adopted goals and policies.
- C. **Landscaping.** The installation and maintenance of any combination of trees, shrubs, grasses, and other live plant material, which shall not include soil, uncultivated vegetation, and gravel.
- D. **Lawn.** An area of a yard vegetated chiefly with cultivated turfgrass or turfgrasses.
- E. **Loading Area.** An area provided outside the public right-of-way and on the same Lot with a building or contiguous to a group of buildings for the temporary parking of a commercial vehicle loading or unloading merchandise and materials.
- F. **Lot.** A discrete piece of real property that is identified and bounded by a legal description or tax parcel number assigned by the City. The term also encompasses Parcel and Site.
- G. **Lot, Corner.** A Lot abutting on two intercepting or intersecting streets where the interior angle of intersection or interception does not exceed one hundred thirty-five degrees.
- H. **Lot, Interior.** A Lot with only one frontage on a street.
- I. **Lot Width.** The width of a Lot, measured at a distance back from the front line equal to the required minimum front yard setback.

22.12(16) “M” Definitions.

- A. **Mature Tree.** A tree or group of trees that are generally dominated by individuals older than 50 years that have a notably even-aged structure.
- B. **Median.** A raised structure between travel lanes used to separate opposing directions of traffic.
- C. **Meeting or Event Facility.** A building or a facility used for hosting of parties, meetings, banquets, and conferences, other events; viewing, partaking in, and/or experiencing an amusement, including but not limited to movie theaters, arenas,

athletic facilities, and performing arts venues; and programming, production, presentation, exhibition of any of the arts and cultural disciplines, including auditoriums, galleries, museums, and libraries. This use excludes Adult-Oriented Establishments.

- D. Micro-Brewery.** An establishment primarily engaged in the brewing of fermented malt beverages and holding a permit to do so from the Wisconsin Department of Revenue. Micro-Breweries have a capacity of up to 15,000 barrels per year (see also definition for Brewery above 15,000 barrels). The definition includes a public tasting room and retail sales of spirits or related products manufactured on site.
- E. Micro-Distillery.** An establishment primarily engaged in the manufacturing of distilled spirits holding a permit to do so from the Wisconsin Department of Revenue and having a capacity of up to 25,000 gallons per year (see also definition for Distillery above 25,000 gallons). The definition includes a public tasting room and retail sales of spirits or related products manufactured on site.
- F. Micro-Winery.** An establishment primarily engaged in the production of wine of not more than 25,000 gallons per year that is permitted to do in accordance with the State of Wisconsin Department of Revenue. The definition includes a public tasting room and retail sales of wine and related products.
- G. Mobile Home Park.** A Parcel or contiguous Parcels of land divided into two or more lots for the location and occupancy of mobile homes.
- H. Model Home.** A dwelling temporarily used as an on-site sales office for a residential development under construction.
- I. Motel.** See Hotel.

22.12(17) “N” Definitions.

- A. Native Plants.** Plants that evolved in the upper Great Lakes region and as a result are uniquely adapted to local growing conditions.
- B. Nonconforming Use.** See Use, Nonconforming.
- C. Noxious Weed.** Canada thistle, leafy spurge, field bindweed, any weed designated as a noxious weed by the Wisconsin Department of Natural Resources by rule, and any other weed the City Council declares, by ordinance or resolution, to be noxious within its City’s boundaries. (Wis. Stat. §66.0407(1)(b)).
- D. Nursing Home.** A facility, as defined in Wis. Stat. §50.01(3), in which 5 or more persons not related to the operator, reside and receive care or treatment for physical or mental health conditions, and who require access to 24-hour nursing services.

22.12(18) “O” Definitions.

- A. Office, General.** A room or suite of rooms used for the practice of a profession or for the conduct of a business which does not involve the sale of goods from the premises. The term does not include a personal service shop. If goods or merchandise are sold for delivery on or from the premises in a manner other than incidental to the principal office use, then the premises shall be considered to be a store rather than an office.
- B. Off-Site.** Located outside the development site or property boundary described in the permit application.
- C. On-Site.** Located within the development site or property boundary described in the permit application.
- D. Ordinary High-Water Mark.** The point on the bank or shore to which the presence and action of surface water is so continuous as to leave a distinctive mark by erosion, destruction, or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily-recognized characteristic.
- E. Outdoor Display or Sale of Merchandise.** The accessory sale of goods and products outside of a permanent structure that are clearly related to the function contained in that structure. This includes, but is not limited to, landscape materials, lawn, garden supplies, and produce.
- F. Outdoor Seating.** See Seating, Outdoor.
- G. Outdoor Storage.** See Storage, Outdoor.

22.12(19) “P” Definitions.

- A. Parcel.** See Lot.
- B. Parking Lot.** A stand-alone or accessory, off-street surface parking area for temporary storage of vehicles.
- C. Parks and Playgrounds.** An area of open space that is maintained in its natural condition or improved for outdoor recreation purposes.
- D. Permeable Surfacing.** A material or materials and accompanying subsurface treatments designed and installed specifically to allow stormwater to penetrate into the material, thereby reducing the volume of stormwater runoff from the surfaced area. Permeable surfacing may include, without limitation, permeable interlocking pavers, concrete lattice pavers, porous blocks or pavers or similar structural support materials, and permeable concrete or asphalt.
- E. Permitted Use.** See Use, Permitted.

- F. Personal Services.** An establishment primarily engaged in providing individual services generally related to personal needs or cosmetic services, such as hair and nail salons, barber shops, clothing alterations, shoe repair, tattoo shops, weight loss centers, makeup services, massage services, gyms, dance studios, music and/or art studios, and laundry services.
- G. Place of Worship.** A facility such as a church, temple, monastery, synagogue, or mosque used for worship by a not-for-profit organization and their customary related uses, such as administrative offices, classrooms, meetings rooms, cooking and eating facilities, and Dwelling Units housing no more than two faith leaders.
- H. Planned Unit Development.** A land development project developed in accordance with the purpose, intent, and objectives of the PUD District. See Section 22.02(4)(G).
- I. Planter Box.** A container or planting area that is open or closed bottom that is planted with a soil medium and vegetation intended to collect, absorb, and filter runoff from impervious surfaces. Planter boxes may include stormwater planters, infiltration planters, and flow-through planters.
- J. Plant Material.** The trees, shrubs, grasses, plants, and other ground cover, including turfgrass, that constitutes the vegetated component of landscaping.
- K. Pop-Up Retail or Restaurant.** A temporary retail or restaurant use located within an existing commercial building that is incidental and subordinate to a principal use on the same premises. The use is limited in duration and shall not operate as a stand-alone business.
- L. Portable Storage Structure.** See Storage Structure, Portable.
- M. Post Office.** An establishment conducting operations of the United States Postal Service including permanent, contract, and lease stations, not including mailboxes and cluster box units.
- N. Premises.** The location of a Use, not necessarily contiguous with a Lot.
- O. Principal Building.** See Building, Principal.
- P. Principal Use.** See Use, Principal.
- Q. Private Place of Assembly.** A building used for the programming, production, presentation, exhibition of any of the arts and cultural disciplines. This use often includes auditorium, gallery, office, and meeting facilities as well as museums and libraries.

22.12(20) “Q” Definitions.

- A. Quadplex.** A Multi-Unit Dwelling that contains four Dwelling Units.

22.12(21) “R” Definitions.

- A. Recreation, Commercial Indoor.** Premises offering recreation or providing entertainment or games of skill to the general public for a fee or change and wholly enclosed in a building.
- B. Recreation, Commercial Outdoor.** Premises offering outdoor athletic or entertainment facilities for commercial purposes.
- C. Redevelopment.** An expansion, addition, or major façade change to an existing building, structure, or parking facility. Subcategories of Redevelopment are as follows:
 - 1. Redevelopment, Intermediate.** Redevelopment that includes a between 25% and 75% increase in gross floor area, Dwelling Units, disturbed area, impervious surface area, or building height.
 - 2. Redevelopment, Major.** Redevelopment that includes a 75% or greater increase in gross floor area, Dwelling Units, disturbed area, impervious surface area, or building height.
 - 3. Redevelopment, Minor.** Exterior changes to buildings or modifications to required site elements that do not meet the thresholds for Intermediate or Major Redevelopment.
- D. Residential Unit.** See Dwelling Unit.
- E. Restaurant.** Any building, room, or place at which the predominant activity is the preparation, service, or sale of meals to transients or the general public.
- F. Retail, General.** A retail establishment engaged in the sale of products or merchandise to customers for their personal use or consumption and not for resale. This use may include ancillary services customarily associated with retail sales or small-scale retail operations.
- G. Rowhome.** An individual residence on a separate Lot but sharing at least one common wall with a lateral neighboring residence. Also known as a terraced home.
- H. Rowhome Cluster.** A grouping of 3 or more Rowhomes, but not more than 8, arranged horizontally and developed as a unified structure. Each Rowhome has its own exterior entrance and is located on an individual Lot.
- I. Runoff.** Stormwater or precipitation including rain, snow or ice melt, or similar water that moves on the land surface via sheet or channelized flow.

22.12(22) “S” Definitions.

- A. **School, K-12.** Any public or private institution for education of students in kindergarten through twelfth grade, including associated athletic or recreational facilities.
- B. **School, Vocational/Technical.** A public or private institution for education or learning including athletic or recreational facilities. These schools offer vocational and technical training in a variety of technical subjects and trades. Training may lead to job-specific certification.
- C. **Screening.** A fence, wall, berm, landscaping planting, or combination thereof designed to visually obscure or buffer one land use, structure, or activity from another, or from a public street or sidewalk, while remaining in compliance with applicable height, opacity, and setback requirements.
- D. **Seasonal Sales.** Temporary outdoor sales, typically recurring on an annual basis, located on a Lot with a principal use for which the seasonal sales are not associated.
- E. **Seating, Outdoor.** The provision of on-site or on sidewalk outdoor seating areas by a restaurant, bar, or other use where food or beverages are served for consumption.
- F. **Sediment.** Settleable solid material that is transported by runoff, suspended within runoff or deposited by runoff away from its original location.
- G. **Self-Storage Facility.** A building or group of buildings, containing separate enclosed storage spaces of varying sizes leased or rented on an individual basis.
- H. **Setback.** The minimum horizontal distance that any point on a Structure or other specified improvement may be from a lot line. Also, the minimum dimension of a Yard.
 - 1. **Setback, Front.** The horizontal distance from the front lot line of a Lot measured perpendicularly from the front lot line for the minimum depth prescribed in Section 22.02. Where no right-of-way exists or if the right-of-way is only inclusive of the street pavement then the front setback shall be measured from an assumed right-of-way line.
 - 2. **Setback, Interior Side.** The horizontal distance from the interior side lot line of a Lot measured perpendicular from the interior side lot line for the minimum depth prescribed in Section 22.02.
 - 3. **Setback, Minimum.** A line parallel to the lot line in front of which no building shall be erected. Minimum setbacks shall be measured from the right-of-way line or lot line.

4. **Setback, Rear.** The horizontal distance from the rear lot line of a Lot, or in the case of alley-accessed Lots to the alley right-of-way, measured perpendicular from the rear lot line from the minimum depth prescribed in Section 22.02.
 5. **Setback, Street Side.** The horizontal distance from the street side lot line of a Lot measured perpendicular from the street side lot line for the minimum depth prescribed in Section 22.02.
- I. **Sign.** Any object, device, display, or structure, or part thereof, including its supporting base, frame, electrical and all other accessory components, situated outdoors or visible from outdoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images. Address signs, free standing microphone or speakers, and gas station fuel pumps shall not be considered a sign. Subcategories of Signs are as follows:
1. **Sign, A-Frame or Sandwich Board.** A freestanding temporary Sign with only two sides that is situated adjacent to a business with the intent to attract traffic to the business. Sandwich Board Signs are not meant to be read by vehicular traffic. Also known as sidewalk signs.
 2. **Sign, Address.** A Sign identifying the street address or building number of the Parcel.
 3. **Sign, Athletic Field Fence.** A Sign located within and affixed to the fence of an athletic field or court used for sports programs.
 4. **Sign, Awning.** Any Sign attached to any part of an Awning.
 5. **Sign, Billboard.** An off-premises Sign which advertises a business, commodity, good, service, entertainment or attraction which is not sold, produced, manufactured, or furnished on the premises where the billboard is located. Billboard Sign also includes poster-panel signs, and Billboard Signs containing an Electronic Display.
 6. **Sign, Blade.** A Sign that projects perpendicular from a building's supporting wall and does not swing or otherwise move via natural, manual, or automated methods.
 7. **Sign, Bracket Mounted.** A Sign affixed, attached, or secured to a wall or another structure through the use of a bracket or another type of supportive hardware and may swing or otherwise move via natural methods.
 8. **Sign, Canopy.** A Sign that is mounted to a Canopy or its supporting structure, which is otherwise permitted by the City.

9. **Sign, Drive-Through.** A Sign appurtenant to a Drive-Through Facility for the direction of vehicle traffic.
10. **Sign, Electronic Display.** A Sign conveying information either wholly or in part by an Electronic Display.
11. **Sign, Feather.** A generally-narrow vertical Temporary Sign with or without Copy where the Sign is mounted onto a pole or individual mounting device with the intent of utilizing natural or man-made air movement.
12. **Sign, Government.** A Sign, other than a Traffic Sign or On-Site Circulation Safety Sign, posted by or on behalf of the federal, state, or local governments in connection with official governmental functions.
13. **Sign, Ground-Mounted Banner.** A Sign consisting of cloth, paper, plastic or other materials attached and secured to the ground.
14. **Sign, Inflatable.** A Sign supported by pneumatic pressure from within itself.
15. **Sign, Marquee.** A Sign attached to permanent roof-like shelter extending from part or all of a building face, constructed from durable material(s) such as metal or wood, located at the entrance to a theater or entertainment venue.
16. **Sign, Monument.** A freestanding Sign mounted directly to the ground with a solid base and not supported by exposed posts or poles, where the Sign has no more than two sides.
17. **Sign, Neighborhood Entry.** A freestanding Sign that is located at a vehicular entrance to a residential subdivision that is supported primarily by an internal structural framework or integrated into landscaping or other solid structural features other than support poles.
18. **Sign, Off-Premises.** A Sign that is not located at or on the Premises at which the business with which the Sign is associated is conducted.
19. **Sign, On-Site Circulation Safety.** A Sign which conveys information to drivers, cyclists, and pedestrians that is pertinent to protect public safety, including but not limited to signs that identify one-way drive-aisles and access points, areas of low clearance, and the location of drive-through lanes.
20. **Sign, Permanent Post.** A freestanding Sign affixed to the ground with no more than two stakes or poles.
21. **Sign, Post and Panel.** A sign, the face of which is affixed to a minimum of two posts installed on the ground without footings.

- 22. **Sign, Pylon.** An alternative to Pole Sign, a Pylon Sign is a detached sign mounted directly to the ground with a solid base and typically not supported by exposed posts or poles, they are taller than Monument Signs.
- 23. **Sign, Roof.** A Sign that is mounted or painted on the roof of a building, or that is wholly dependent upon a building for support and that projects above the highest point of a building with a flat roof, the eave line of a building with gambrel, gable or hip roof or the deck line of a building with a mansard roof.
- 24. **Sign, Temporary.** A Sign that is installed with a reasonable expectation that it will be removed in the foreseeable future, or is installed or constructed with materials and methods that indicate that it is not intended to remain in place indefinitely and can easily be moved.
- 25. **Sign, Temporary Post.** A freestanding Sign affixed to the ground with one or no more than two weather-resistant wood, aluminum, aluminum composite, or wrought iron stakes or poles with an arm from which the Sign hangs.
- 26. **Sign, Traffic.** A Sign installed by the federal, state, or local government for regulating, warning, or directing traffic.
- 27. **Sign, Utility.** A Sign placed by an electric, gas, telephone, water, cable, or other utility on facilities owned by the utility as an identifier, warning, or advisory.
- 28. **Sign, Wall.** A Sign attached to the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of, the Sign and whose face is parallel to the façade of the building upon which it is attached.
- 29. **Sign, Wall-Mounted Banner.** A Sign consisting of cloth, paper, plastic or other materials attached and mounted to a building.
- 30. **Sign, Window.** A Sign that is applied or attached to the exterior or interior of a window or located within the interior of a structure so that its copy can be read from the exterior of the structure. Window Signs shall include window film, decals and clings which are more than 50% opaque and/or contain Sign Copy.
- 31. **Sign, Yard.** A freestanding, moveable Sign on a wire or plastic frame, wood stake or similar support.

J. Sign Copy. See Copy, Sign.

K. Site. See Lot.

- L. Solar Energy Collection System, Canopy.** A solar energy collection system consisting of elevated solar panels installed above parking lots, carports, and other paved areas.
- M. Solar Energy Collection System, Ground-Mounted.** A solar energy collection system and associated mounting hardware that is affixed to or placed upon the ground including but not limited to fixed, passive, or active tracking racking systems and located on a site with a primary use.
- N. Solar Energy Collection System, Roof-Mounted.** A solar energy collection system that is structurally mounted to the roof of a building or other permitted structure, including limited accessory equipment associated with system which may be ground-mounted.
- O. Special Events.** A temporary event such as a block party, festival, musical event, competition, or other community-oriented event, including Special Events as defined in Municipal Code §6.18 and Block Parties as defined in Municipal Code §6.185.
- P. Storage, Outdoor.** The storage of various materials outside of a structure, as an accessory use.
- Q. Storage Structure, Portable.** A vessel, container, or unit owned, rented, or leased for the temporary storage of commercial, industrial, or residential household goods, that does not contain a foundation.
- R. Stormwater.** Runoff from precipitation including rain, snow, ice melt, dewatering, or similar water that moves over the land surface via sheet or channelized flow.
- S. Stormwater Tree.** A tree selected and installed, either with or without an engineered box or structure, as an integral and intentional component of a stormwater management or landscape plan, at points or sites where the tree will have the effect of capturing stormwater runoff and increasing tree canopy coverage.
- T. Story.** That portion of a building included between the surface of a floor and the surface of the floor next above it, or, if there is no floor above, the portion of the building between the surface of a floor and the ceiling or roof above.
- U. Street.** A right-of-way maintained by the state, county, or local government for use by the public for vehicular or pedestrian travel. The term includes sidewalks within the right-of-way and alleys.
- V. Street, Arterial.** A Street that serves as a principal vehicle route providing rapid movement from one part of the City to another, generally carrying heavier traffic, including mass transportation and emergency vehicles.
- W. Street, Collector.** Streets that provide links between Arterial and Local Streets.

- X. Street, Local.** A Street that provides access to homes and businesses, and is generally not used for travel from one part of the City to another. Local Streets includes frontage streets that usually run parallel to Arterial Streets.
- Y. Street Tree.** Any tree planted wholly or partially in the City’s right-of-way along a public street.
- Z. Structure.** A built improvement or fixture to real estate, including buildings, walls, towers, signs, fences, and other constructions. The term does not include trees, plants, vegetation, or naturally-occurring features.
- AA. Subdivision.** The division of land for the purpose of sale or of development in which the division creates 5 or more Lots of no greater than 1.5 acres each; or which creates 5 or more Parcels or building sites of no greater than 1.5 acres each by successive divisions within a period of 5 years. Also, the area of the resulting Lots.
- BB. Subdivision, Major.** A Subdivision requiring the opening, widening, or extension of public streets or roads.
- CC. Subdivision, Minor.** Any division of real estate into 4 or fewer Lots of 1.5 acres or less, or any division of land not covered by the definition of a Subdivision.
- DD. Swimming Pool, Private.** A receptacle for water, or an artificial pool of water, whether above or below the ground, used or intended for private recreational use by the property owner, residents, and invited guests, including all structures, appurtenances, equipment, appliances, and other facilities appurtenant thereto.

22.12(23) “T” Definitions.

- A. Temporary Use.** See Use, Temporary.
- B. Tent.** A temporary structure composed of canvas, fabric, or other pliable material supported by poles, ropes, or a frame, and used for temporary shelter, events, or activities.
- C. Terrace.** The public right-of-way area between the back of the curb or roadway edge and the sidewalk, or in the absence of a sidewalk, the area between the back of the curb or roadway edge and the property line.
- D. Theater.** A building, room, or outside structure with rows of seats, each row usually higher than the one in front, from which people can watch a performance or other activity.
- E. Trailer.** A temporary, transportable building such as a modular classroom or office, used during the planning and construction of a permanent structure.

F. Tree Box. A designated planting area designed and sized to support the long-term growth of a tree, typically located within paved areas such as sidewalks or streetscapes.

G. Triplex. A Multi-Unit Dwelling that contains three Dwelling Units.

22.12(24) “U” Definitions.

A. Use. The purpose for which land or a building or structure thereon is designed, arranged, intended or maintained or for which it is or may be used or occupied. Subcategories of Uses are as follows:

- 1. Use, Accessory.** A Use subordinate to the principal use in terms of area, extent, and purpose that contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use served and is located on the same Lot as the principal use served.
- 2. Use, Conditional.** A use which requires approval of a Conditional Use Permit, special exception, or other special zoning permission by the Plan Commission and subject to any conditions thereof, as granted under Section 22.11(8), but does not include a variance.
- 3. Use, Nonconforming.** Any use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform with the use restrictions in the current ordinance. The use must be active and actual, rather than merely causal and occasional, accessory, or incidental to principal uses.
- 4. Use, Permitted.** A land use allowed by right in a zoning district or overlay district, subject to compliance with all applicable standards specified in Section 22.03.
- 5. Use, Principal.** The primary purpose or function of a building, structure, or Parcel of land.
- 6. Use, Temporary.** A use or structure on improved or unimproved real estate which is of impermanent nature and is used for a limited number of days per calendar year.

B. Use, Change of. Any alteration in the use of a Lot or building / structure which, in the determination of the Community Development Director or their designee, changes the primary use of such Lot or building / structure from one use category as defined in Section 22.10 to another use category.

C. Utilities. Services and supporting facilities that provide water, sewer, stormwater, electricity, gas, telecommunications, and other essential public or private utility

functions. Utilities include both distribution systems and associated infrastructure necessary for service delivery.

- D. Utility Infrastructure.** Facilities and systems essential to the delivery of public services, including transportation, water, sewer, stormwater, energy, and communication networks. Utility Infrastructure includes streets, sidewalks, utility lines, substations, pumping stations, reservoirs, and similar facilities owned or operated by a public agency or public utility.

22.12(25) “V” Definitions.

- A. Variance.** A departure from the terms of this Chapter as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship.
- B. Vehicle Fueling Station.** An establishment that sells gasoline or other automotive fuels, dispensed directly to the users of motor vehicles. Use may include tire pressure and air stations, and other customarily incidental uses that do not fall under the definition of major or minor vehicle services.
- C. Vehicle Services – Major Repair or Body Work.** The repair, servicing, alteration, restoration, towing, cleaning, or finishing of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use, including incidental wholesale and retail sale of vehicle parts as an accessory use, and collision repair, body work and painting services, and/or tire recapping.
- D. Vehicle Services – Minor Maintenance or Repair.** The repair, servicing, alteration, restoration, towing, cleaning, or finishing of automobiles, trucks, recreational vehicles, boats, and other vehicles as an accessory use, and providing only limited repair and maintenance services.
- E. Veterinary Clinic.** See Clinic, Veterinary.
- F. Vision Triangle.** A designated triangular area of land at an intersection, created to ensure drivers, cyclists, and pedestrians have a clear, safe view of oncoming traffic. The size of the triangle will vary depending on the type of intersection.
- G. Vocational/Technical School.** See School, Vocational/Technical.

22.12(26) “W” Definitions.

- A. Wetland.** An area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has soils indicative of wet conditions.

- B. Wind Energy Conversion System (WECS), Ground-Mounted.** A machine that converts the kinetic energy in the wind into a usable form (commonly known as a wind turbine or windmill) attached to the ground. The WECS includes all parts of the system, including tower and the transmission equipment.
- C. Wind Energy Conversion System, Roof-Mounted.** A machine or mechanism that converts the kinetic energy in the wind into a usable form of electrical or mechanical energy, such as but not limited to, a wind charger, wind turbine or windmill attached to the roof of a structure.
- D. Winery.** An establishment primarily engaged in the production of wine greater than 25,000 gallons per year and holding a permit to do so from the Wisconsin Department of Revenue. The definition includes a public tasting room and retail sales of wine and related products.
- E. Wireless Communications Facility.** A structure, including a freestanding mast, pole, monopole, guyed tower, lattice tower, freestanding tower, or other structure, designed and constructed for the primary purpose of supporting any Federal Communications Commission licensed or authorized wireless telecommunications facility antennas and their associated facilities.
- F. Woodland.** An area covered in trees where the canopy allows sunlight to penetrate between the trees, limiting shade. Woodlands may support an understory of shrubs and herbaceous plants, including grasses.

22.12(27) “X” Definitions. [reserved]

22.12(28) “Y” Definitions.

- A. Yard.** The area of a Lot having a Principal Structure, exclusive of that structure. Subcategories of Yards are as follows:
 - 1. Yard, Front.** The portion of a Yard extending across the full width of a Lot, consisting of the area between (i) the existing or proposed right-of-way line of the street on which the property is addressed and (ii) a line parallel to the right-of-way, which passes through the point of the principal structure closest to that right-of-way, including any area between that line and the principal structure.
 - 2. Yard, Interior Side.** The portions of a Yard extending from a lot line not abutting a street to the Principal Structure, the Front Yard, and/or the Rear Yard.
 - 3. Yard, Rear.** The portion of a Yard opposite the Front Yard, extending across the full width of a Lot, consisting of the area between (i) the existing or proposed right-of-way line of a street or alley, or the Lot boundary, and (ii) a line parallel to the right-of-way or boundary, which passes through the point of the principal structure closest to the right-of-way or boundary, including any area between that

line and the principal structure. For a Lot having a Street Side Yard, the Rear Yard width is measured from the Street Side Yard across the remaining width of the Lot.

4. **Yard, Street Side.** The portion of a Yard abutting a street on which the property is not addressed, between the Front Yard and the rear right-of-way or Lot boundary, consisting of the area between (i) the existing or proposed right-of-way line of the street on which the property is not addressed and (ii) a line parallel to the right-of-way, which passes through the point of the principal structure closest to that right-of-way, including any area between that line and the principal structure.

22.12(29) “Z” Definitions.

- A. **Zoning Administrator.** The Chief Building Inspector.