

CHAPTER 22
Zoning

22.42 I-1 Institutional District

(Rep. & recr. #66-01)(Repealed and replaced #2020-14)

- (1) PURPOSE. To eliminate the ambiguity of maintaining, in unrelated use districts, areas which are under public or public-related ownership and where the use for public purpose is anticipated to be permanent.
- (2) PERMITTED PRINCIPAL USES.
 - a. Commercial adult and child care centers.
 - b. Churches, synagogues, and other places of worship.
 - c. Funeral homes.
 - d. Hospitals, sanatoriums, nursing homes, clinics, and rehabilitation facilities.
 - e. Libraries, community centers, museums, and public art galleries.
 - f. Post office and postal substations.
 - g. Public administrative offices, and public service buildings, including fire and police stations.
 - h. Public or private schools, colleges, and universities.
 - i. Public utility offices.
 - j. Residential shelter facilities, facilities of charitable institutions and social service agencies.
 - k. Cemeteries and crematories.
 - l. Housing for the assisted elderly when facility is part of a continuing care facility, and community-based residential facilities (CBRF) as defined in Section 50.01(1)(g), Wisconsin Statutes, provided that the density shall not exceed 22 units per acre, and provided that there shall be a minimum living area of five hundred (500) square feet for a one-bedroom dwelling unit and a minimum living area of seven hundred fifty (750) square feet for a two-bedroom or larger dwelling unit.
 - m. Parks and playgrounds.
 - n. Penal and correctional institutions provided that the site area is not less than five (5) acres in area and does not abut upon a residential district.
 - o. (Am. #28-08) Public passenger transportation terminals, such as bus and rail depots, but not including heliports or helipads except when associated with a hospital or medical clinic.
 - p. Utility substations, municipal wells, pumping stations, and towers provided that the use is not less than fifty (50) feet from any lot line unless approved by the Plan Commission.

CHAPTER 22
Zoning

22.42 I-1 Institutional District

(3) PERMITTED ACCESSORY USES.

- a. Garages for storage of vehicles used in conjunction with the operation of a permitted use.
- b. Residential quarters for caretakers or clergy.
- c. Roof-mounted solar collectors provided that a registered engineer or registered architect shall certify that the structure is adequate to support the load.
- d. Earth station dish antennas located on the roof of the principal or accessory structure or in the rear yard. Where the earth station dish is roof-mounted, a registered engineer or registered architect shall certify that the structure is adequate to support the load.
- e. Service buildings and facilities normally accessory to the permitted use.
- f. Solar energy collectors erected as an accessory structure.

(4) CONDITIONAL USES.

- a. Airports, airstrips, and landing fields provided that the site is not less than twenty (20) acres in area.
- b. Central composting site and related operations, such as woods having or brush collection sites.
- c. Clubs, fraternities, and meeting places of a noncommercial nature.
- d. Transmitting towers, receiving towers, and relay and microwave towers, and broadcast studios.
- e. Wireless communications facilities as set forth and under conditions authorized in Section 22.21.
- f. (Cr. #11-16) Buildings exceeding forty (40) feet in height when adjacent to a residential district.

f.g. Uses similar to and reasonably related to permitted principal uses.

(5) LOT AREA AND WIDTH. Lots shall be a minimum of ten thousand (10,000) square feet in area and shall not be less than seventy-five (75) feet in width.

(6) BUILDING HEIGHT AND AREA.

- a. (Am. #11-16) Subject to subsection (4) above, there shall be no maximum height for a principal building. No accessory building shall exceed twenty (20) feet in height unless approved by the Plan Commission.
- b. Residential uses permitted in the I-1 district shall comply with the building area requirements of the RS-3 Single-Family Residential District.

Formatted: Right: 0.68", Space Before: 0 pt, Line spacing: Multiple 1.02 li, Tab stops: 0.59", Left + Not at 0.66" + 0.66"

Formatted: Font: 12 pt

CHAPTER 22
Zoning

22.42 I-1 Institutional District

- (7) SETBACK AND YARDS.
- a. There shall be a minimum street yard setback of twenty-five (25) feet from any street right-of-way.
 - b. There shall be a side yard on each side of all buildings not less than ten (10) feet in width.
 - c. There shall be a rear yard of not less than forty (40) feet.
 - d. There shall be a minimum shoreyard setback of seventy-five (75) feet from the ordinary highwater mark of a navigable body of water.
- (8) EROSION CONTROL. The uses and structures in the I-1 District are subject to Chapter 32 of the City of Waukesha Municipal Code, Chapter 21 of the Wisconsin Uniform Dwelling Code, and any other applicable State laws and administrative rules.
- (9) PLANS AND SPECIFICATIONS TO BE SUBMITTED TO THE PLAN COMMISSION. (Am. #38-02) To encourage a business environment that is compatible with the residential character of the City, building permits for permitted uses in the I-1 District shall not be issued nor shall any substantial changes be made to any site improvements without review and approval of the Plan Commission in accordance with Section 22.15. Plan Commission review shall include consideration of such factors as open space utilization, ingress, egress, parking, landscaping, building plans and the general layout in relationship to the surrounding area.
- (10) PLANNED UNIT DEVELOPMENTS. (Cr. #38-02) The restrictions on lot area, lot width, building height, setbacks, and yards may be reduced or increased if the property is part of a Planned Unit Development Overlay District in accordance with Section 22.52.