

CHAPTER 22
Zoning

22.43 P-1 Park District

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 #66-01)(Repealed & replaced #2020-14)

(1) PURPOSE. To provide for areas where the open space and recreational needs, both public and private, of the citizens of the City of Waukesha can be met without undue disturbance of natural resources and adjacent uses.

(2) PERMITTED PRINCIPAL USES.

- a. Bathhouses.
- b. Boat mooring and rental.
- c. Botanical gardens and arboretums.
- d. Conservatories.
- e. Driving ranges.
- f. Exhibition halls.
- g. Fairgrounds.
- h. Golf courses without country club facilities.
- i. Gymnasiums.
- j. Hiking, biking, and nature trails.
- k. Historic monuments or sites.
- l. Ice boat facilities.
- m. Indoor ice-skating rinks.
- n. Marinas.
- o. Music halls.
- p. Neighborhood tot lots.
- q. Outdoor skating rinks.
- r. Park and playgrounds.
- s. Picnicking areas.
- t. Play fields or athletic fields.
- u. Polo fields.
- v. Public art galleries.
- w. Riding academies.
- x. Sledding, skiing or tobogganing.
- y. Stadiums.
- z. Swimming beaches.
- aa. Swimming pools.
- bb. Tennis courts.
- cc. Zoological gardens provided that the use has a minimum parcel area of three (3) acres.

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(3) PERMITTED ACCESSORY USES.

- a. Buildings accessory to the permitted use.
- b. Roof-mounted solar collectors provided that a registered engineer or registered architect shall certify that the structure is adequate to support the load.
- c. 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.
- d. Solar energy collectors erected as an accessory structure.

(4) CONDITIONAL USES.

- a. Outdoor archery ranges, campgrounds, and firearm ranges, except if adjacent to a residential district.
 - b. Utility substations, municipal wells, pumping stations, and towers provided that the use is not less than fifty (50) feet from any lot line.
 - c. Wireless communications facilities as set forth and under conditions authorized in Section 22.21.
 - d. (Cr. #11-16) Buildings exceeding forty (40) feet in height when adjacent to a residential district.
- [e. Uses similar to and reasonably related to permitted principal uses.](#)

(5) BUILDING HEIGHT. (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.

(6) SETBACKS. (Am. #2021-11)

- a. On parcels over 2 acres in size, no building or structure shall be erected, altered, or moved closer than forty (40) feet to a lot line.
- b. If a parcel is 2 acres or less in size the following setbacks apply. The setback for structures shall be a minimum of 20 feet from any lot line except when adjacent to a residential lot, then the park structure shall be minimum of 20 feet from the lot line, and at least 50 feet from the adjacent principal residential building. When adjacent to a vacant residential lot, the 50-foot setback shall be measured from the adjacent residential setback line for a proposed principal building.
- c. There shall be a minimum shoreyard setback of seventy-five (75) feet from the ordinary highwater mark of a navigable body of water.

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- (7) EROSION CONTROL. The uses and structures in the P-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.
- (8) 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 P-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.
- (9) 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.