

ARTICLE I. DEFINITIONS

SECTION 30-1 DEFINITIONS

- (A) ANY WORDS NOT HEREIN DEFINED SHALL BE CONSTRUED AS DEFINED IN THE STATE AND CITY BUILDING CODE.
- (1) ABUTTING: Making contact with or separated only by public thoroughfare, railroad, or public utility right-of-way.
 - (2) ACCESSORY STRUCTURE: An uninhabited subordinate structure, not attached to the principal structure, the use of which is incidental to and customary in conjunction with the principal structure or use, and which is located in the rear or side yard of the principal structure or use.
 - (3) ACCESSORY USE: A subordinate use which is incidental to and customary in conjunction with the principal structure or use and which is located on the same lot with such principal structure or use.
 - (4) ADAPTIVE REUSE: Adapting an existing building originally designed for an institutional, quasi-public, public or other specific/special purpose to a new use.
 - (5) ADDITION: An extension or increase in floor area or height of a structure.
 - (6) AIRPORT OR HELIPORT: Any land or structure which is used or intended for use, for the landing and takeoff of aircraft, and any appurtenant land or structure used or intended for use for port structures or rights-of-way.
 - (7) ALLEYS: A public or private thoroughfare less than thirty (30) feet wide which affords only a secondary means of access to abutting property.
 - (8) ANIMALS - DOMESTIC PETS: Dogs, cats, birds, and other commonly known house pets.
 - (9) APARTMENT: See Dwelling Unit.
 - (10) AUTOMOBILE, CAR WASH: A structure, or portion thereof, containing facilities for washing more than two automobiles, using production line methods, including, but not limited to, steam cleaning device or other mechanical devices.
 - (11) AUTOMOBILE OR MOTOR VEHICLE REDUCTION YARD: A lot or yard where one or more unlicensed motor vehicle(s) or the remains thereof, are kept for the purpose of dismantling, wrecking, crushing, repairing, rebuilding, sale of parts, sale of scrap, storage, or abandonment. (See also Junk Yard.)
 - (12) AUTOMOBILE REPAIR: Any maintenance, servicing, or repair of vehicles excluding body shop activities.
 - (13) AUTOMOBILE SERVICE FACILITY: A place where gasoline, kerosene, or any other motor fuel, lubricating oil, or grease for operating motor vehicles is offered for sale to the public

and deliveries are made into motor vehicles as well as other automobile service uses including a car wash.

- (14) AUTOMOBILE WRECKING: The dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled, partially dismantled, or wrecked vehicles or their parts. (See also Junk Yard.)
- (15) AWNINGS, PERMANENT OR FIXED: Shielding or decorative fixture attached to a structure and extending from the face of the structure, which is non-retractable and permanent in nature.
- (16) AWNING, RETRACTABLE: Shielding or decorative fixture attached to a structure and extending from the face of the structure, which can be mechanically retracted to the face of the structure.
- (17) BED & BREAKFAST: See Tourist Home.
- (18) BOARDING HOUSE: A structure, other than a hotel or apartment hotel, where for compensation and by prearrangement for definite periods, lodging, meals, or lodging and meals are provided for four (4) or more persons, not members of the family, but not exceeding twenty (20) persons.
- (19) BOATHOUSE: An accessory structure having access to a navigable body of water designed for the purpose of protecting or storing boats.
- (20) BROADCASTING ANTENNA, RADIO AND TELEVISION: Commercial, public or private broadcasting towers exceeding the district height limitations, or more than one tower of any height located on the same lot or parcel.
- (21) BUFFER: The use of land, topography, difference in elevation, space, fences, or landscape planting to screen or partially screen a use or property from another use or property, and thus reduce undesirable influences, such as site, glare, noise, dust, and other external affects.
- (22) BUILDABLE AREA: The space remaining on a lot after the minimum setback, drainage provisions, ponding, compensatory storage, soils, open space and other site constraint requirements of this Ordinance have been met.
- (23) BUILDABLE WIDTH: The width of the lot left to be built upon after the side yards are provided.
- (24) BUILDING: Any structure having a roof supported by columns and/or walls (see Structure).
- (25) BUSINESS: Any occupation, employment or enterprise, wherein merchandise is exhibited or sold, or where services are offered for compensation.
- (26) CANOPY: A structure attached and extending from the face of a structure constructed as a permanent fixture, which may be supported from the ground.

- (27) CARPORT: A canopy attached to a structure and extending over a driveway, open on all sides except for the wall of the principal structure and shall be construed to be part of the principal structure.
- (28) CEMETERY: Site set apart for the burial or interment of the human dead or for the burial or interment of small domestic pets.
- (29) CHURCH: A structure, together with its necessary structures and uses, where persons regularly assemble for religious worship and which structures, together with its accessory structures and uses, is maintained and controlled by a regularly organized religious body organized to sustain public worship, and which is exempt from Federal income tax as regulated by the Internal Revenue Service Code.
- (30) CLINIC: An establishment where patients are not lodged overnight, but are admitted for examination and treatment by a group of physicians or dentists practicing medicine together.
- (31) CLUB: Structures and facilities owned or operated by a corporation, association, person or persons for a social, educational or recreational purpose, but not primarily for profit and not primarily to render a service which is customarily carried on as a business.
- (32) CLUSTERING/CLUSTER HOUSING: The development pattern and technique whereby structures are arranged in closely related groupings to make the most efficient use of natural amenities of the land.
- (33) CONDITIONAL USE: A use which may be appropriate or desirable in a specific zone, but requires special approval because if not carefully located or designed, may not be deemed compatible with neighborhood uses or may create special problems.
- (34) CONSERVANCY: The purpose of which is to protect the natural resources in managed areas.
- (35) COURT: An open space within one (1) lot more than one-half (1/2) surrounded by structures.
- (36) COVENANT: A contract between two (2) parties which constitutes a restriction of a particular parcel of land.
- (37) DAY CARE CENTER: Any facility, excluding a dwelling and a family day care center, where any person(s), other than a relative or guardian, provides for compensation or consideration, care and supervision of children, adolescents or adults for less than 24 hours.
- (38) DENSITY: A number expressing the relationship of the number of dwelling units to an acre of land.
- (39) DEVELOPED AREA: That area which is made up of structures, parking, driveways and docking/loading facilities, exclusive of lands which are located in the required setback areas and undeveloped land area on the same parcel (see Appendix for a "developed area" illustration).

- (40) DISTRICT: A section of the City within which the zoning regulations are uniform.

- (41) DRIVE-UP/DRIVE-THRU: Any use where products and/or services are provided to the customer under conditions where the customer does not have to leave the car or where fast service to the automobile occupants is a service offered regardless of whether the service is provided within the structure.
- (42) DRIVEWAY: A private roadway providing access to a public right-of-way.
- (43) DWELLING: A structure or portion thereof designed or used exclusively for human habitation, but not including home trailers, mobile homes, hotels, motels, boarding and lodging houses, tourist courts or tourist homes.
- (44) DWELLING, MULTIPLE OR APARTMENT BUILDING: A residential structure, or portion of a structure, containing three (3) or more dwelling units served by a common entrance, or a structure designed for occupancy by three (3) or more families.
- (45) DWELLING, SINGLE FAMILY: A structure on a single lot containing one (1) dwelling unit and surrounded by open space or yards, and which is not attached to any other dwelling by any means.
- (46) DWELLING, TWO FAMILY: A structure on a single lot containing two (2) dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.
- (47) DWELLING UNIT: A room or suite of rooms used as a single family dwelling including bath and culinary accommodations.
- (48) EASEMENT: A grant by a property owner for use of a strip of land by the public or any person or entity for any specific purpose or purposes of construction and maintaining utilities, including, but not exclusive of the following: sanitary sewers, water mains, electric lines, telephone lines, other transmission lines, storm sewer, storm drainage ways, gas lines, other service utilities, etc.
- (49) ESSENTIAL SERVICES: Overhead or underground electrical, gas, steam or water transmission or distribution systems, and collection, communication, supply or disposal systems and structures used by public utilities or governmental departments or commissions or systems as are required for the protection of public health, safety or general welfare, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes and accessories in connection therewith, but not including structures.
- (50) EXTERIOR STORAGE: The storage of goods, materials, equipment, manufactured products and similar items not fully enclosed by a structure.
- (51) EXTRACTION: Any non-agricultural, artificial, excavation of earth for commercial or industrial uses, excavated or made by the removal from the natural surface of the earth, sod, soil, sand, gravel, stone or other natural matter, or made by turning, or breaking or undermining the surface of the earth.

- (52) FAMILY: One or more persons related by blood, marriage, adoption, foster care, or a group of not more than four (4) persons who need not be related, living together as a single housekeeping organization and using common kitchen facilities.
- (53) FAMILY DAY CARE CENTER: A dwelling licensed as a day care center by the Department of Health and Social Services under State Statutes 48.65 where care is provided for not more than eight (8) children.
- (54) FENCE: Any artificially constructed barrier of any materials or combination of materials erected to enclose or screen areas of land.
- (55) FILL: Sand, gravel, earth or other materials of any composition whatsoever placed or deposited by humans.
- (56) FLEA MARKET: An occasional or periodic market held in an open area or structure where groups of individual sellers offer goods for sale to the public.
- (57) FLOODPLAIN: See Floodplain Provisions, Section 30-39.
- (58) FLOOR AREA: The square feet of floor space within the outside line of walls and includes the total of all space on all floors of a structure. It does not include porches, garages, or space in a basement or cellar when said basement or cellar space is used for storage or incidental uses.
- (59) FLOOR AREA RATIO: The numerical value obtained through dividing the floor area of a structure or structures by the lot area on which such structure or structures are located.
- (60) FLOOR PLAN: A graphic representation of the anticipated utilization of the floor area within a structure, but not necessarily as detailed as construction plans.
- (61) FRONTAGE: The distance along a street line from one (1) intersecting street to another or from one (1) intersecting street to the end of a dead end street.
- (62) GARAGE, PRIVATE: A detached accessory structure or portion of a principle structure housing the automobiles of the occupants of the premises.
- (63) GARAGE, PUBLIC: A structure or portion thereof, other than a private or storage garage, designed or used for equipping, servicing, repairing, hiring, selling, storing or parking motor-driven vehicles. The term repairing shall not include an automobile body repair shop or the rebuilding, dismantling or storage of wrecked or junked vehicles.
- (64) GARAGE, STORAGE: A structure or portion thereof designed or used exclusively for term storage by pre-arrangement of motor-driven vehicles, as distinguished from daily storage furnished to transients, and at which motor fuels and oils are not sold, and motor-driven vehicles are not equipped, repaired, hired or sold.
- (65) GARAGE SALE: See Rummage Sale.
- (66) GASOLINE SERVICE FACILITY: See Automobile Service Facility.

- (67) **GENERAL DEVELOPMENT PLAN**: A report in text and in map form with the map drawn to scale depicting the general location and relationship of structures, streets, driveways, recreation areas, parking areas, utilities, etc., as related to a proposed development.
- (68) **GOVERNMENTAL STRUCTURE**: State, County, Federal, or town structures (any public structure other than City) utilized to provide a service which a specific governmental entity may provide.
- (69) **GRADE**: The average level of the finished surface of the ground for structures more than five (5) feet from the street line. For structures closer than five (5) feet to a street line, the grade is the sidewalk elevation at the center of the structure. If there is more than one street, an average sidewalk elevation is to be used. If there is no sidewalk, the City Engineer shall establish the sidewalk grade.
- (70) **GREEN AREA**: A setback area landscaped with a combination of shrubs, trees and ground cover and which is kept free of refuse and debris.
- (71) **GROUP HOME**: A home occupied by a group of individuals not related by blood, marriage, adoption or guardianship that live together in a dwelling unit as a single housekeeping unit under a common housekeeping management plan based on an intentionally structured relationship providing organization and stability, and which is licensed, operated or permitted as a Community Living Arrangement under authority of the Wisconsin Department of Health and Social Services.
- (72) **HALFWAY HOUSE**: A non-profit or for-profit boarding home for the sheltered care of persons with special needs, which, in addition to providing food and shelter, provides some combination of personal care, social or counseling services, and transportation.
- (73) **HEDGE**: A dense barrier comprised of planted vegetation designed to enclose or screen areas of land.
- (74) **HISTORIC BUILDINGS**: Except as provided for herein, historic buildings shall comply with the provisions of the Municipal Code relating to the repair, renovation, alteration, restoration, reconstruction, movement and/or change of use of structures. For purposes of applying this definition, historic buildings shall include any building that meets one or more of the following criteria:
- (a) Buildings listed on the Wisconsin or National Registers of Historic Places either individually or as a contributing building to a historic district;
 - (b) Buildings with a State Historic Preservation Officer Opinion or Certification that the property is eligible to be listed on the State Register or National Register of Historic Places either individually or as a contributing building to a historic district.
- (75) **HOME OCCUPATION**: Any occupation or business conducted from or within a residential dwelling unit or its accessory structure that is clearly incidental and subordinate to the primary residential use.

- (76) HOMELESS SHELTER/CENTER: A non-profit or for-profit boarding facility which provides shelter on a temporary basis.
- (77) HORTICULTURE: Horticultural uses and structures designed for the storage of products and machinery pertaining and necessary thereto.
- (78) HOSPITAL: Any structure, institution or place for the diagnosis, treatment of and medical, mental, or surgical care for individuals which makes available clinical laboratory service, diagnostic x-ray and treatment facilities for surgery, obstetrical, or psychiatric care and which is accredited as a hospital by the Joint Commission on the Accreditation of Hospitals.
- (79) HOTEL: A structure in which lodging, or boarding and lodging are provided and offered to the public for compensation, and in which ingress and egress to and from all rooms are made through an inside lobby or office supervised by a person in charge at all times. As such, it is open to the public in contradistinction to a boarding house, which is herein separately defined.
- (80) INSTITUTION: A non-profit, religious, or public use, such as a church, public or private school or hospital establishment for public use.
- (81) INTERSECTION SIGHT DISTANCE TRIANGLE: In the case of 90 degree intersecting streets, the area within the triangle formed by connecting the following three points: the point of intersection of the property lines adjacent to the lot of the intersecting streets, a point twenty (20) feet from said point of intersection along one lot line, and a point twenty (20) feet from said point of intersection along the other lot line. (Refer to "Sight Distance Triangle at Intersections" diagram in Appendix.) In the case of all other intersecting streets the intersection sight distance triangle shall be defined by the Department of Community Development.
- (82) JAIL: A building for the confinement of persons held in lawful custody.
- (83) JUNK YARD: Land or structures where waste, discarded or salvaged materials are brought, sold, exchanged, stored, baled, cleaned, packed, disassembled, or handled, including, but not limited to, scrap metal, rags, paper, rubber products, plastics, glass products, lumber products and products resulting from wrecking or salvage of automobiles or other vehicles, outdoor storage of two or more unregistered vehicles, except as otherwise authorized. Such use shall not include sanitary landfill, organic waste or material.
- (84) KENNEL: Any structure or premises on which six (6) or more animals - domestic pets, of one type, over five (5) months of age are kept, owned, boarded, groomed, sheltered, protected, bred, or offered for sale or any other merchandising.
- (85) LAND RECLAMATION: The reclaiming of an area of extraction by depositing and/or excavating material so as to alter the existing grade, either by hauling and/or regrading the area.
- (86) LANDFILLS: A system of trash, waste, refuse, debris, salvaged material, or garbage disposal, in which the waste is buried between layers of soil.

- (87) LANDSCAPED AREA: An area permanently devoted to and maintained for the growing of trees, shrubbery, lawns, and other plant material.
- (88) LANDSCAPING: Alteration of the natural terrain, including the planting of trees, grass, shrubs, and ground cover.
- (89) LOADING SPACE: That portion of a lot or space accessible from a public right-of-way, in or outside of a structure, designed to serve the purpose of loading or unloading for all types of vehicles.
- (90) LODGING OR ROOMING HOUSE: See Boarding House.
- (91) LOT: A parcel of land adequate for occupancy by a use herein permitted that provides the yards, area, required off-street parking, and fronts directly on a street.
- (92) LOT, CORNER: A lot abutting two (2) or more streets at their intersection.
- (93) LOT, COVERAGE: That portion of a lot covered by structures.
- (94) LOT, DEPTH: The mean distance between the front and rear lot lines.
- (95) LOT, DOUBLE FRONTAGE: An interior lot having frontages on two (2) streets.
- (96) LOT, GARAGE: An existing lot of record located across the street, alley, or roadway from a principal residential use lot and abutting thereto.
- (97) LOT, INTERIOR: A lot with street frontage other than a corner lot.
- (98) LOT AREA: Area within a lot, including land over which easements have been granted, but not including any land within the limits of a street upon which such lot abuts, even if fee title to such street is in the owner of the lot.
- (99) LOT LINE: The legal boundaries of a parcel of property.
- (100) LOT LINE, FRONT: That boundary of a lot which abuts an existing, dedicated or officially mapped street.
- (101) LOT LINE, REAR: That boundary of a lot which is opposite the front lot line. In the case of corner lots the rear lot line shall be opposite the shorter of the two (2) frontages.
- (102) LOT LINE, SIDE: Any boundary of a lot which is not a front lot line or a rear lot line.
- (103) LOT OF RECORD: A lot that exists as shown or described on a plat or deed in the records of the Office of the County Register of Deeds, prior to the effective date of this Ordinance.
- (104) LOT WIDTH: The horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required structure setback line.

- (105) **MANUFACTURED HOME**: Is a dwelling structure and certified and labeled as a manufactured home under 42 U.S.C. SECS. 5401 TO 5426, which, when placed on a site:
- (a) Is set on an enclosed foundation in accordance with Sec. 70.043(1), Stats., and subchapters III, IV and V of Ch. DILHR 21, Wis. Admin. Code, or is set on a comparable enclosed foundation system approved by the Director of Community Development or designee.
 - (b) Is installed in accordance with the manufacturer's instructions.
 - (c) Is properly connected to utilities.
- (106) **MARINA**: A facility for the storing, servicing, fueling, berthing, and securing of boats that may include eating, sleeping, and retail facilities for owners, crews, and guests.
- (107) **MINING**: See Extraction.
- (108) **MOBILE HOME**: Any vehicle or structure constructed in such a manner as to permit occupancy thereof as living quarters and so designed that is or may be mounted on wheels, and used as conveyance on highways and streets, propelled or drawn by its own or other motor power. Any mobile home less than thirty (30) feet in overall length is defined as a "Recreational Vehicle".
- (109) **MOBILE HOME PARK**: Any site, lot, field, or tract of land under single ownership designed, maintained or intended for the placement of one or more occupied mobile homes. Mobile home parks shall include any structures, vehicles, or enclosure intended for use as part of the equipment of such mobile home park.
- (110) **MOTEL** (Motor Court, Motor Hotel, Motor Lodge): A structure in which lodging or boarding are provided and offered to the public for compensation. As such, it is open to the public as opposed to a boarding house, which is herein separately defined.
- (111) **MUNICIPAL STRUCTURE**: All City structures, including but not limited to, City Hall, park facilities, fire and police stations, senior center, public works facilities, and the City/County Safety Building, utilized to provide various municipal service.
- (112) **NONCONFORMING STRUCTURE**: Structure or a portion thereof, which does not conform to the current dimensional regulations of the district in which it is located, but was legally permitted at the time of construction.
- (113) **NONCONFORMING USE**: The lawful use of land or a structure or a portion thereof, which does not conform with the use regulations of the district in which it is located.
- (114) **NURSERY SCHOOL**: A private establishment enrolling nine (9) or more children between 2 and 5 years of age and where tuition, fees, or other forms of compensation for the care of the children is charged, and which is licensed or approved by State and local authorities to operate as a nursery school.
- (115) **NURSING HOME**: A home for the aged or infirm in which three (3) or more persons not of the immediate family are received, kept or provided with food and shelter or cared for compensation, but not including hospitals, clinics or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.

- (116) OCCUPANCY: The residing of an individual or individuals overnight in a dwelling unit, or the installation, storage or use of equipment, merchandise or machinery in any public, commercial or industrial structure.
- (117) OFFICIAL MAP: Is that map adopted pursuant to Section 62.23 of the Wisconsin Statutes which shows existing and proposed streets, highways, parkways, parks and playgrounds, and school sites.
- (118) OPEN SPACE: Any open area not covered by structure.
- (119) OPEN SPACE, COMMON: A parcel or parcels of land or an area of water not required for storage of the "regional flood" or a combination of such land and water area within the site designated for private open space for the sole benefit, use, and enjoyment of the homeowners within a planned district.
- (120) OPEN STORAGE: Storage of any material outside of the structure.
- (121) ORDINARY HIGH WATER MARK: A mark delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape. The ordinary high water mark is commonly that point where natural vegetation changes from predominately aquatic to predominately terrestrial. In areas where the ordinary high water mark is not evident, setbacks shall be measured from the stream bank of the following water bodies that have permanent flow or open water: the main channel, adjoining side channels, back waters, and sloughs.
- (122) PARKING LOT: An off-street area for the temporary storage of motor vehicles consisting of access drive/driveways, aisle ways and parking spaces (See Appendix).
- (a) ACCESS DRIVES/DRIVEWAYS: That portion of a parking lot which provides a way of approach to provide physical entrance to a property.
- (b) AISLE WAYS: That portion of a parking lot/facility which is a traveled way by which vehicles enter and depart parking spaces.
- (c) PARKING SPACES: That portion of a parking lot/facility which provides for the temporary parking of motor vehicles within a public or private parking area.
- (123) PARKING SPACE: A graveled or other all-weather surfaced area whether covered or not covered and having an area of not less than one hundred sixty-two (162) square feet, exclusive of driveways, permanently reserved for the intermittent storage of one (1) automobile and connected with a street or alley by a graveled or other all-weather surfaced driveway. Said space shall afford ingress or egress for an automobile without requiring another automobile to be moved, except for single family and two family dwellings (see Section 30-36 Off-Street Parking and Loading Facilities).
- (124) PERFORMANCE STANDARDS: Criteria established to control environmental conditions such as, but not limited to: odor, smoke, toxic or noxious matter, vibration, fire and explosive hazard, glare and run-off generated by or inherent to the use of land or structure.

- (125) PLAN, SITE: A map or graphics prepared to scale depicting the development of a tract of land, including, but not limited to, the location and relationship of the structures, streets, driveways, recreation areas, parking areas, utilities, landscaping, existing and proposed grading, walkways, and other site development information as related to a proposed development.
- (126) PLANNED DEVELOPMENT: A development developed according to a plan approved by the City, under single ownership or unified control. A planned development allows for flexibility not available under normal zoning district requirements. A planned development may include a combination of land uses.
- (127) PLAT: A map or drawing which graphically delineates the boundary of land parcels for the purpose of identification and record title. The plat is a recorded legal document and must conform to all State Laws.
- (128) PREFABRICATED HOME: A non-mobile housing unit, the walls, floors and ceilings of which are constructed at a central factory and transported to a building site where final construction is completed, permanently affixing the unit to the site.
- (129) PREMISES: A lot together with all structures thereon.
- (130) PRINCIPAL STRUCTURE OR USE: One which determines the predominant use as contrasted to accessory use or structure.
- (131) PRISON: An institution for the imprisonment of persons convicted of a crime or crimes.
- (132) PROPERTY LINE: See Lot Line.
- (133) PUBLIC LAND: Land owned or operated by municipalities, school district, county, state, or other governmental unit.
- (134) QUARRY: A place where rock, ore, stone and similar materials are excavated for sale or for off-tract use.
- (135) RAILROAD YARDS: An open area for the storage and repair of railroad cars and engines, excluding those areas utilized for the sole purpose of movement and/or transportation of said railroad cars and engines.
- (136) RECREATIONAL EQUIPMENT: Recreational equipment means equipment used by residents of a principal building for on-premise games and sports including but not limited to swimming pools, decks greater than twelve (12) inches above grade, swings, slides, climbers, teeter-totters, play-forts, sandboxes, supports for basketball baskets and backboards, badminton nets and similar equipment, but not including recreational equipment normally utilized off the premise, including but not limited to boats, boat trailers, campers, travel trailers and snowmobiles.
- (137) RECREATIONAL VEHICLE: See Mobile Home.

- (138) REGISTERED LAND SURVEY: A survey map of registered land designed to simplify a complicated metes and bounds description, designating the same into tract or tracts of registered land survey number.
- (139) RETIREMENT COMMUNITY: Any age-restricted development, which may be in any housing form, including detached and attached dwelling units, apartments, and residences, offering private and semi-private rooms.
- (140) ROAD: See Street.
- (141) ROOMING HOUSE: See Boarding House.
- (142) RUMMAGE SALE: Any display of new or used goods, such as crafts and/or salesmen's samples for sale of said goods on a property customarily used as a residence that does not exceed four (4) days in duration and occur no more than once every four (4) months.
- (143) SATELLITE TELEVISION RECEIVING DISH: A device for the purpose of capturing television signals transmitted via satellite communications facilities and serving the same or similar function as the common television antenna.
- (144) SETBACK: The minimum required distance between the established lot line and a structure, excluding ornamental features projecting not more than two (2) feet.
- (145) SETBACK, SHORELINE: The minimum horizontal distance between the structure and the ordinary high water mark.
- (146) SHORELAND: Land located within the following distances from public water: (a) One thousand (1,000) feet from the normal high water mark of a lake, pond, or flowage; or (b) Three hundred (300) feet from a river or stream or floodplain designated by Ordinance on such a river or stream, whichever is greater. The practical limits of shorelands may be less than the statutory limits whenever the waters involved are bounded by natural topographic divides which extend landward from the water for lesser distances. Public waters shall be any existing body of water, wetland or drainage way as designated by the Wisconsin Department of Natural Resources.
- (147) SIGN: A name, identification, description, display, illustration or statuary which is affixed to or represented directly upon a structure or piece of land and which directs attention to an object, product, place, activity, person, institution, organization or business. However, a sign shall not mean a display of official court or public notices.
- (a) ABANDONED SIGN: Any display remaining in place or not maintained for a period of one (1) year which no longer advertises or identifies an on-going business, product, or service available on the business premises where the display is located.
- (b) ACCESSORY SIGN: A sign which is incidental to and customary in conjunction with the principal use of the property, including but not limited to, a flag, emblem or insignia of a nation, political unit, school or religious group.

- (c) **AWNING SIGN**: A sign that is mounted, painted, or attached to an awning or canopy that is otherwise permitted by this ordinance.
- (d) **BILLBOARD**: A sign that directs attention to a business, commodity, service or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.
- (e) **BULLETIN BOARD**: An on-premise sign that identifies an institution or organization and that contains the name of the institution or organization, the names of the individuals connected with it, and general announcements of events or activities occurring at the institution or similar messages.
- (f) **DIRECTLY ILLUMINATED SIGN**: Any sign designed to give any artificial light directly through any transparent or translucent material from a source of light originating within or on such sign.
- (g) **ELECTRIC SIGN**: Any sign containing electric wiring. This sign does not include signs illuminated by an exterior flood light source.
- (h) **FLASHING SIGN**: Any directly or indirectly illuminated sign on which artificial light is not maintained stationary and constant in intensity and color at all times when in use. (Excluding electronic (electric) time and temperature units and electronic message centers.)
- (i) **FREE STANDING SIGN**: Any sign which is not attached to a building.
- (j) **GRAPHICS**: Graphics may be comprised of any words, symbols, numerals, shapes, or forms and any combination thereof, designed to convey identity, meaning or express feeling.
- (k) **GROUND SIGN**: Any sign supported by poles, uprights, or braces placed upon the ground and that is wholly or partially independent of any building for support, and that names, identifies, describes, displays, illustrates, or advertises any object, product, place, activity, person or business located on the premises.
- (l) **HOTEL/MOTEL DIRECTIONAL SIGNS**: A ground sign or wall sign that contains only the name and direction/route necessary or convenient for visitors to locate a hotel/motel.
- (m) **IDENTIFICATION SIGNS**: A sign giving the nature, logo, trademark, or other identifying symbol, address, or any combination of the name, symbol, and address of the building, business, development, or establishment on the premises where it is located.
- (n) **ILLEGAL SIGN** : Any of the following: a sign erected without first complying with all ordinances and regulations in effect at the time of its construction and erection or use; a sign that was legally erected, but whose use has ceased, or the structure upon which the display is placed has been abandoned by its owner, not maintained, or not used to identify or advertise an ongoing business for a period of one (1) year; a sign that was legally erected which later became nonconforming as a result of the

adoption of an ordinance, the amortization period for the display provided by the ordinance rendering the display nonconforming has expired, and conformance has not been accomplished; a sign which is a danger to the public or is unsafe; a privately owned sign which is in the public right-of-way; a sign which is a traffic hazard not created by relocation of streets or highways or by acts of the City.

- (o) INDIRECTLY ILLUMINATED SIGNS: A sign artificially illuminated other than directly illuminated sign.
 - (p) MESSAGE CENTER: Any electronic advertising medium utilizing moving or intermittent messages with the use of illumination for its primary readability to display said messages.
 - (q) MOBILE MOUNTED SIGN: A temporary sign which is mounted or designed for mounting on wheels or a mobile platform.
 - (r) OFF-PREMISE SIGN: A sign which directs attention to a business, commodity, service, entertainment or attraction sold, offered, or existing elsewhere than upon the same lot where the sign is displayed.
 - (s) POLITICAL SIGN: Any temporary sign announcing or supporting political candidates or issues in connection with national, state, or local elections.
 - (t) PROJECTING SIGN: Any sign extending more than eighteen (18) inches from the face or wall of a structure.
 - (u) PUBLIC SERVICE SIGN: A sign providing public service information such as weather, time, and temperature or public activity.
 - (v) REAL ESTATE SIGN: A temporary sign placed upon a property for the purpose of advertising to the public the sale or lease of the subject property.
 - (w) REVOLVING SIGN: Revolving sign refers to any sign any part of which revolves.
 - (x) ROOF SIGN: A sign erected on a roof or above a parapet wall of a structure and which is wholly or partially supported by said structure.
 - (y) SIGN STRUCTURE: The supports, uprights, braces, or framework of a sign.
 - (z) TEMPORARY SIGN: Any sign that is not permanently attached to a structure or the ground and which is displayed for a limited period of time not to exceed ninety (90) days in one calendar year.
 - (aa) WALL SIGN: Any sign attached to, erected or painted on the wall of a structure, is parallel to the wall, and projects not more than eighteen (18) inches from such wall.
- (148) STREET: An existing, dedicated or officially mapped public thoroughfare which affords the principal means of access to abutting properties.

- (149) **STRUCTURAL ALTERATION**: Any change, other than incidental repairs, which would prolong the life of supporting members of a structure, such as bearing walls, columns, beams, girders, or foundations.
- (150) **STRUCTURE**: Anything constructed or erected, the use of which requires permanent or temporary location on the ground; including, but without limiting the generality of the foregoing, advertising signs, billboards, backstops for tennis courts, buildings, swimming pools, decks, gazebos, pergolas, fences and parking lots.
- (151) **STRUCTURE, HEIGHT OF**: The vertical distance from the established grade to (a) the highest point of a flat roof; (b) the deck line of a mansard roof; or (c) the average height between eaves and ridge for gable, hip and gambrel roofs.
- (152) **STRUCTURE, UNIT GROUP**: Two (2) or more structures (other than dwellings) grouped upon a lot and held under one (1) ownership, such as universities, hospitals, institutions, and industrial plants.
- (153) **STRUCTURE LINE**: An imaginary line separating buildable area and the required yards as defined herein.
- (154) **STRUCTURE LINE, SHORELAND**: A line measured across the width of the lot where the principal structure is placed in accordance with setback provisions from the ordinary high water mark, as designated by the Department of Natural Resources.
- (155) **STRUCTURE SETBACK**: The minimum horizontal distance between the structure and lot line or the normal high water mark of a lake, as designated by the Department of Natural Resources.
- (156) **SUBSTANCE ABUSE TREATMENT FACILITY**: A for-profit or non-profit facility which provides care, which may include temporary lodging and meals, for individuals receiving treatment and counseling relative to substance abuse.
- (157) **SWIMMING CLUB, PRIVATE** (non-profit): A private club incorporated as a non-profit club or organization, maintaining and operating a swimming pool, with specified limitations upon the number of members, or limited to residents of a block, subdivision, neighborhood, community, or other specified area of residence, for the exclusive use of members and their guests.
- (158) **TEMPORARY USE**: A use, which is in conformance with the underlying zoning district standards and which is established for a limited duration with the intent to discontinue such use upon the expiration of the permitted time period.
- (159) **TOURIST HOME**: An establishment used for dwelling purposes in which rooms, with or without meals, are offered to transient guests for compensation.
- (160) **TOWNHOUSE**: A single family structure attached by party walls with other single family structures, and oriented so that all exits open to the outside with private entries maintained to each individual unit.

- (161) TRAILER: See Mobile Home.
- (162) TRAILER PARK: See Mobile Home Park.
- (163) USE: The purpose or activity for which the land or structure thereon is occupied, utilized, or maintained.
- (164) USE, ACCESSORY: A use subordinate to and serving the principal use or structure on the same lot and incidental thereto.
- (165) USE, PERMITTED: A public or private use which of itself conforms with the purposes, objectives, requirements, regulations, performance standards of a particular district.
- (166) USE, PRINCIPAL: The main use of land or structures as distinguished from subordinate or accessory uses. A principal use may be either permitted or conditional.
- (167) UTILITY STORAGE STRUCTURE: An uninhabited, subordinate structure not attached to the principal structure or the accessory structure, the use of which is incidental to and customary in conjunction with the principal use of the structure (e.g. storage of lawn and garden equipment, etc.) located in the rear yard of the principal structure.
- (168) VARIANCE: A modification or variation of the provisions of this Ordinance where it is determined that by reason of special and unusual circumstances relating to a specific lot, that strict application of the Ordinance would cause an undue hardship.
- (169) VISION CLEARANCE: See Intersection Sight Distance Triangle.
- (170) WAREHOUSE: A structure used primarily for storage of goods and materials.
- (171) WETLAND: Those areas where water is at, near or above the land surfaces long enough to support aquatic or hydrophytic vegetation and which have soils indicative of wet conditions.
- (172) WIRELESS COMMUNICATIONS FACILITIES
- (a) ALTERNATIVE TOWER STRUCTURE: Man made structures such as clock towers, bell steeples, light poles, and similar mounting structures.
 - (b) ANTENNA: Any exterior transmitting or receiving device mounted on a tower, building or structure and used in communications that radiate or capture electromagnetic magnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals or other communications signals.
 - (c) BACKHAUL NETWORK: The lines that connect a provider's towers/cell sites to one or more cellular telephone switching offices and/or long distance providers, or the public switch telephone network.
 - (d) COLLOCATION: The provision of multiple antennas of more than one commercial wireless communication service provider or government entity on a single tower or structure.

- (e) FAA: Federal Aviation Administration.
 - (f) FCC: Federal Communications Commission.
 - (g) HEIGHT: When referring to a tower or other structure, the distance measured from the grade to the highest point on the tower or other structure, including the base pad.
 - (h) PERSONAL COMMUNICATIONS SERVICE (PCS): A provider of personal wireless service as defined in Section 704 of the Telecommunications Act of 1996, 47 U.S.C. par. 332, as may be amended from time to time.
 - (i) PERSONAL WIRELESS FACILITIES: Transmitters, antenna structures and other types of installations used to provide personal wireless services.
 - (j) PREEXISTING TOWERS/ANTENNAS: Any tower or antenna for which a building permit or conditional use permit has been properly issued prior to September 1, 1997.
 - (k) TOWER: Any structure that is designed and constructed for the purpose of supporting one or more antennas for telephone, radio and similar communication purposes, including self-supporting lattice towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures and the like. The term includes the structure and any support thereto.
- (173) YARD: An open space, other than a court, on a lot unoccupied and unobstructed from the ground upward, except trees, plantings, clothes poles, bird houses, and other similar fixtures customarily found in a yard, and eaves, sills, belt courses, cornices and other ornamental features projecting not more than twenty-four (24) inches.
- (174) YARD, FRONT: A yard across the full width of the lot extending from the front of the structure to the front lot line, excluding uncovered porches.
- (175) YARD, REAR: A yard extending the full width of the lot between a structure and the rear lot line.
- (176) YARD, SHORE: A yard extending across the full width or depth of a lot the depth of which shall be the minimum horizontal distance between a line intersecting both side lot lines at the same angle and containing the point of the high water elevation of a pond, stream, lake, or wetland nearest the principal structure and a line parallel thereto containing the point of the principal structure nearest the high-water line.
- (177) YARD, SIDE: A yard between a structure and the adjacent side lot line and extending from the front yard to the rear yard.
- (178) ZERO LOT LINE SPLIT: Where a structure is allowed to be constructed over a lot line of two (2) adjoining lots.
- (179) ZONING AMENDMENT: A change of the zoning map or zoning text authorized by the City,

either in the allowed use within a district, or in the boundaries of a district.

- (180) ZONING DISTRICT: An area or areas within the limits of the City for which the regulations and requirements governing use are uniform.
- (181) ZONING DISTRICT, OVERLAY: A zoning district containing regulations superimposed upon other zoning district regulations and superseding the underlying zoning district use regulations.
- (182) ZONING DISTRICT, UNDERLYING: All zoning districts except Overlay Zoning Districts.
- (183) ZONING MAP: The map or maps incorporated into this Ordinance as a part thereof, designating the underlying zoning districts.