

Ordinance amending Zoning Code Sections 24.06.070 SP-RP, Research Park District and 24.07.030 Use Table related to the Milwaukee County Research Park Master Plan implementation

The Common Council of the City of Wauwatosa do ordain as follows:

Part I. The “SP-RP, Research Park District” section of Wauwatosa Code of Ordinances 24.06.070 is hereby repealed and replaced to read as follows:

**24.06.070 SP-RP, Research Park District**

- A. Purpose. The SP-RP district is primarily intended to accommodate a broad range of office, professional, research related uses, and certain specialized manufacturing operations of a non-nuisance type in an office park setting along with multi-unit housing, retail, and service uses in order to implement the Research Park Master Plan. Development within the SP-RP district is subject to all applicable codes, covenants, and restrictions.
- B. Uses. Principal uses are allowed in the SP-RP district in accordance with the use table of Section 24.07.030.
- C. Lot and Building Standards. The lot and building standards of the following table apply to all principal and accessory uses allowed in the SP-RP district, except as otherwise expressly stated in this zoning ordinance. General exceptions to these standards and rules for measuring compliance can be found in Section 24.18.030.

<b>Lot and Building Standards</b>	<b>SP-RP</b>
<b>Minimum Lot Area (square feet) – only applies to parcel with navigable waterway</b>	[1]
<b>Minimum Lot Width (feet) – only applies to parcel with navigable waterway</b>	[1]
<b>Minimum Setbacks (feet)</b>	
From property line on Mayfair Road, Watertown Plank Road and Wisconsin Avenue	10
From property line at highway 45	50
From shared property line within the park	3
From property line of internal streets	10
From navigable waterway ordinary high water mark	[1]
<b>Maximum Height (feet)</b>	
Principal Buildings	No max.
Principal Buildings – within 300’ of the Wisconsin Avenue property line	100
Accessory Buildings	50
Accessory Buildings – within 300’ of the Wisconsin Avenue property line	30
<b>Maximum Building Coverage (% of lot area)</b>	No max.

[1] Must follow regulations established in Chapter NR 115 Wisconsin Statutes.

Part II. The “Use Table” section of Wauwatosa Municipal Code of Ordinances 24.07.030 is hereby repealed and replaced to read as follows:

**24.07.030 Use Table**

The following table identifies principal uses allowed in residential, commercial and industrial zoning districts. See Section 24.07.020 for information about how to interpret the use table.

USE CATEGORY	DISTRICTS																			USE REGULATIONS		
	G R	S R	N R	M R	L D M	M D M	C O[4]	C 1[4]	C 2[4]	M 1[4]	M 2	S P-CON	S P-POS	S P-PUB	S P-INS	S P-MED	S P-RP	S P-PKG	M ID-RES		M ID-TRN	M ID-MIX
<b>Use Subcategory</b> (See Chapter 24.08) - Specific Use Type (See Ch. 24.08)																						
<b>RESIDENTIAL</b>																						
<b>Household Living</b>																						
- Detached House	P	P	P	P	P	P	-	P	-	-	-	-	-	-	-	-	-	-	P	P	-	
- Semi-detached House	P	P	P	P	P	P	-	P	-	-	-	-	-	-	-	-	-	-	P	P	-	24.09.02 0A
- Two-unit House	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	-	24.09.02 0B
- Three-Unit/Four-Unit House	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	P	24.09.02 0C
- Cottage Court	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	24.09.02 0D
- Attached House	P	P	P	P	P	P	-	P	-	-	-	-	-	-	-	P	-	P	P	P		24.09.02 0A
- Multi-unit Residential Building, 5-12 units	-	-	-	P	P	P	P	P	P	-	-	-	-	-	P	-	P	-	P	P	P	
- Multi-unit Residential Building, 13+ units	-	-	-	-	-	-	-	P	P	-	-	-	-	-	P	-	P	-	-	P	P	

- Mixed-use Building, Vertical	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	-	-	P	P	
- Mixed-use, Horizontal	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	P	-	-	-	-	
- Educational Facility Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	24.06.06 0C
- Live-Work Unit	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	P	P	24.09.02 0E
<b>Group Living</b> (except as indicated below)	-	-	-	-	C	C	-	P	C	-	-	-	-	-	C	C	-	-	C	P	C	
- Adult Family Home	P/C	P/C	P/C	P/C	P/C	P/C	-	C	-	-	-	-	-	-	C	C	-	-	P/C	C	-	24.09.01 0
- Community Living Arrangement	P/C	P/C	P/C	P/C	P/C	P/C	-	C	-	-	-	-	-	-	C	C	-	-	P/C	C	-	24.09.04 0
- Foster Home/Treatment Foster Home	P	P	P	P	P	P	-	C	-	-	-	-	-	-	C	C	-	-	P	C	-	24.09.06 0
<b>PUBLIC/CIVIL</b>	<b>G R</b>	<b>S R</b>	<b>N R</b>	<b>M R</b>	<b>L D M</b>	<b>M D M</b>	<b>C O[4]</b>	<b>C 1[4]</b>	<b>C 2[4]</b>	<b>M 1[4]</b>	<b>M 2</b>	<b>S P-C O N</b>	<b>S P - P O S</b>	<b>S P- P U B</b>	<b>S P - I N S</b>	<b>S P- M E D</b>	<b>S P - R P</b>	<b>S P- P K G</b>	<b>M I D - R E S</b>	<b>M I D - T R N</b>	<b>M I D - M I X</b>	<b>USE REGU LATIO NS</b>
<b>College/University</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	-	-	
<b>Day Care</b>																						
- Home-Based—Up to 8 children or adults	P	P	P	P	P	P	P	P	P	-	-	-	C	-	C	C	P	-	P	P	P	
- More than 8 children or adults	C [6 ]	C [6 ]	C [6 ]	C [6 ]	C [6 ]	C [6 ]	C	C	C	-	-	-	C	-	C	C	C	-	-	C	C	
<b>Detention and Correctional Facilities</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	

<b>Fraternal, Labor, Membership Organization</b>	-	-	-	-	-	-	-	P	P	P	-	-	-	-	P	-	P	-	-	P	P	
<b>Hospital</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	-	-	
<b>Library/Cultural Exhibit</b>	-	P	P	P	P	P	P	P	P	-	-	C	C	-	C	C	-	-	P	P	P	
<b>Park/Recreation /Open Space</b> (except as indicated below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	C	C	P	-	-	-	-	
- Community or Recreation Center	-	C	C	C	C	C	-	C	P	-	-	C	P	C	C	C	C	-	C	C	P	
-General Recreation Park/Playground		C	C	C	C	C	-	-	-	-	-	P	P	P	C	C	P	-	C	-	-	
- Golf Course (min. 5,000 yards)	-	C	C	C	C	C	-	-	-	-	-	C	P	C	C	C	-	-	C	-	-	
- Swimming Pool	-	C	C	C	C	C	-	-	-	-	-	C	P	C	C	C	-	-	C	-	-	
- Tennis Court	C	C	C	C	C	C	-	-	-	-	-	C	P	C	C	C	P	-	C	-	-	
<b>Religious Assembly</b>	C	C	C	C	C	C	-	P	P	C	-	-	-	-	C	C	-	-	C	C	C	
<b>Government or Safety Services</b>	C	C	C	C	C	C	C	C	C	P	P	-	-	P	C	C	P	-	C	C	C	
<b>School</b>	-	P	P	P	P	P	P	P	-	-	-	P	P	-	P	P	P	-	P	P	-	
<b>Utilities &amp; Services</b>																						
- Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	
- Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	C	C	C	
<b>COMMERCIAL</b>	<b>G R</b>	<b>S R</b>	<b>N R</b>	<b>M R</b>	<b>L D M</b>	<b>M D M</b>	<b>C O[ 4]</b>	<b>C 1[ 4]</b>	<b>C 2[ 4]</b>	<b>M 1[ 4]</b>	<b>M 2</b>	<b>S P- C</b>	<b>S P -</b>	<b>S P- P</b>	<b>S P -</b>	<b>S P- M</b>	<b>S P -</b>	<b>S P- P</b>	<b>M ID -</b>	<b>M ID -</b>	<b>M ID -</b>	<b>USE REGU</b>







- Cigarette & Tobacco Product Sales (ancillary)	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	P	P		
- Large-Format Retail	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	24.09.090	
<b>Sports &amp; Recreation, Participant</b>																							
- Indoor	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	P	P	-	-	P	P	6.12.060
- Outdoor	-	-	-	-	-	-	-	-	C	C	P	P	-	-	-	-	C	C	-	-	C	C	
<b>Vehicle Sales &amp; Service</b>																							
- Auto Wash/Cleaning Service	-	-	-	-	-	-	-	-	-	C	P	P	-	-	P	-	-	-	-	-	-	-	7.46.120
- Auto Fueling Station	-	-	-	-	-	-	-	-	-	C	P	P	-	-	P	-	-	-	-	-	-	C	
- Heavy Vehicles and Equipment, Sales/Rentals	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-	-	-	-	-	-	
- Light Vehicles and Equipment, Sales/Rentals	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	6.72
- Motor Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	-	-	
- Motor Vehicle Repair, General	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	-	-	
- Vehicle Storage & Towing	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-	-	-	-	-	-	
<b>INDUSTRIAL</b>	<b>G R</b>	<b>S R</b>	<b>N R</b>	<b>M R</b>	<b>L D M</b>	<b>M D M</b>	<b>C O[ 4]</b>	<b>C 1[ 4]</b>	<b>C 2[ 4]</b>	<b>M 1[ 4]</b>	<b>M 2</b>	<b>S P- C O N</b>	<b>S P- P O S</b>	<b>S P- P U B</b>	<b>S P- I N S</b>	<b>S P- M E D</b>	<b>S P- R P</b>	<b>S P- P K G</b>	<b>M I D - R E S</b>	<b>M I D - T R N</b>	<b>M I D - M I X</b>	<b>USE REGU LATIO NS</b>	
<b>Manufacturing &amp; Industrial Services, Artisan</b>	-	-	-	-	-	-	-	-	P	P	P	P	-	-	P	-	-	P	-	-	P	P	

<b>Manufacturing &amp; Industrial Services, Limited</b>	-	-	-	-	-	-	-	-	-	P	P	-	-	P	-	-	P	-	-	-	-	
<b>Manufacturing &amp; Industrial Services, General</b>	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	
<b>Manufacturing &amp; Industrial Services, Intensive</b>	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	
<b>-Recycling Service</b>																						
- Limited	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	-	P	
- General	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	-	-	-	
<b>Residential Storage Warehouses</b>	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	
<b>-Warehousing, Wholesaling &amp; Freight Movement</b>																						
- Limited	-	-	-	-	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	-	-	
- General	-	-	-	-	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	-	-	
<b>Waste-Related Use</b>	-	-	-	-	-	-	-	-	-	-	C	-	-	P	-	-	-	-	-	-	-	
<b>AGRICULTURAL</b>	<b>G R</b>	<b>S R</b>	<b>N R</b>	<b>M R</b>	<b>L D M</b>	<b>M D M</b>	<b>C O[ 4]</b>	<b>C 1[ 4]</b>	<b>C 2[ 4]</b>	<b>M 1[ 4]</b>	<b>M 2</b>	<b>S P- C O N</b>	<b>S P - P O S</b>	<b>S P- P U B</b>	<b>S P - I N S</b>	<b>S P- M E D</b>	<b>S P - R P</b>	<b>S P- P K G</b>	<b>M I D - R E S</b>	<b>M I D - T R N</b>	<b>M I D - M I X</b>	<b>USE REGU LATIO NS</b>
<b>Apiary</b>	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
<b>Community Garden</b>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	-	-	P	P	P	
<b>Farmer's Market</b>	C	C	C	C	C	C	P	P	P	P	P	-	P	P	P	P	P	-	C	P	P	

<b>Nurseries &amp; Greenhouses</b>	-	-	C	-	-	-	-	-	P	P	-	C	C	P	C	C	-	-	-	-	P	
<b>MISCELLANEOUS</b>	<b>G R</b>	<b>S R</b>	<b>N R</b>	<b>M R</b>	<b>L D M</b>	<b>M D M</b>	<b>C O [ 4 ]</b>	<b>C 1 [ 4 ]</b>	<b>C 2 [ 4 ]</b>	<b>M 1 [ 4 ]</b>	<b>M 2</b>	<b>S P - C O N</b>	<b>S P - P O S</b>	<b>S P - P U B</b>	<b>S P - I N S</b>	<b>S P - M E D</b>	<b>S P - R P</b>	<b>S P - P K G</b>	<b>M I D - R E S</b>	<b>M I D - T R N</b>	<b>M I D - M I X</b>	<b>USE REGULATIONS</b>
<b>Wireless Communication Facilities</b>																						
- Co-located	[1 ]	[1 ]	[1 ]	[1 ]	[1 ]	[1 ]	[1 ]	P	P	P	P	-	-	P	-	-	P	-	[1 ]	P	-	24.09.110
- Freestanding	[1 ]	[1 ]	[1 ]	[1 ]	[1 ]	[1 ]	[1 ]	[1 ]	[1 ]	P	P	-	-	P	-	-	[1 ]	-	[1 ]	[1 ]	[1 ]	24.09.110
<b>Drive-through or Drive-in Facilities</b>	-	-	-	-	-	-	C	C [ 3 ]	C [ 3 ]	C [ 3 ]	C	-	-	-	-	-	C [ 3 ]	-	-	-	-	24.11.100
<b>Helipad</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	

[1] See Section 24.09.110 for additional regulations.

[2] See Section 24.05.020 C.2. In a regional mall, no Conditional Use is required for establishments with no separate entrance or seating.

[3] See Section 24.05.030 B.7. Drive-through or drive-in facilities are prohibited in /NOR overlay. See Section 24.05.020 D for additional /MAY Overlay drive-through or drive-in regulations.

[4] See Subsection 24.03.040 I and 24.04.040 F. - Outdoor storage activities require a Conditional Use.

[5] See Subsection 24.08.040 O.2. "Office or Clinic, Medical" definition.

[6] Only allowed on school or religious assembly properties with a Conditional Use.

[7] Eating establishments with no alcohol sales and operate between 6 am and 10 pm are permitted. All other eating establishments require a Conditional Use Permit.

Part III. This ordinance shall become effective on and after its date of passage and publication.