

#### 24.05.020 /MAY, Mayfair Corridor Overlay.

- A. Purpose. The /MAY, Mayfair Road Corridor Overlay district is intended to help protect the appearance and operational (transportation) function of the Mayfair Road corridor.
- B. Minimum Building Height. Buildings within the /MAY Overlay district must be at least 2 stories and 24 feet in height.
- C. Regional Mall Standards.
  - 1. Minimum Interior Side Setback and Rear Setback. Parcels associated with a regional mall are allowed 0 feet interior side setback and rear setback for parcel lines not adjacent to R-zoned property. When adjacent to R-zoned property, the minimum interior side setback and rear setback is 15 feet for buildings 50 feet in height and below, 25 feet for buildings 51 feet to 100 feet, and 50 feet for buildings 101 feet and above.
  - 2. Eating & Drinking Establishments. No Conditional Use is required for establishments with no separate entrance or seating.
  - 3. Minimum Lot Area Per Unit (square feet). Does not apply to parcels associated with a regional mall.
  - 4. Multi-unit residential building is a permitted use when part of a regional mall.

#### D. Drive-Through or Drive-In Facilities.

Drive-through or drive-in facilities for restaurants, car washes, and gas stations require a Conditional Use Permit for project sites that meet one or more the following criteria:

- 1. Parcels with 400 feet minimum of frontage along Mayfair Road.
  - 2. Corner parcels with 250 feet minimum of frontage along Mayfair Road and 250 feet minimum of frontage along the cross street.
  - 3. Parcel entrances with direct access to a traffic signal. Cross-access may be used to meet this criterion.
- If the parcel does not meet the criteria listed above, a drive-through facility on Mayfair Road is prohibited.

If the parcel meets the criteria, the facility shall meet all development standards of the zone, unless otherwise specified in this section, and the site shall be designed in accordance with the following:

- 1. Driveway throat lengths and internal cross-access locations must be designed to prevent back-ups onto sidewalks and streets at times of peak usage.
- 2. Access locations must not negatively impact traffic flow, traffic safety, or pedestrian safety.
- 3. A traffic impact analysis must be prepared and the findings accepted by both WisDOT and the City Engineer or designee.
- 4. Cross-access is strongly encouraged.

#### 24.07.030 - Use Table.

(this only shows the proposed changes to the use table)

USE CATEGORY	DISTRICTS										
	R1-15	R1-9	R1-6	R-2	R-4	R-8	CO <sup>[5]</sup>	C1 <sup>[5]</sup>	C2 <sup>[5]</sup>	M1 <sup>[5]</sup>	M2
Drive-through or Drive-in Facilities	-	-	-	-	-	-	C	C[4]	C <u>[4]</u>	C	C

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- [1] See Section 24.06.070 for a list of permitted and conditional uses in the SP-RP district.
  - [2] See Section 24.09.110 for additional regulations.
  - [3] See Section 24.05.020 C.2. In a regional mall, no Conditional Use is required for establishments with no separate entrance or seating.
  - [4] 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.](#)
  - [5] See Subsection 24.03.040 I and 24.04.040 F. - Outdoor storage activities require a Conditional Use.
  - [6] See Subsection 24.08.040 O.2. "Office or Clinic, Medical" definition.