

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.

Lot and Building Standards	SP-RP
Minimum Lot Area (square feet) – only applies to parcel with navigable waterway	[1]
Minimum Lot Width (feet) – only applies to parcel with navigable waterway	[1]
Minimum Setbacks (feet)	
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]
Maximum Height (feet)	
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
Maximum Building Coverage (% of lot area)	No max.

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