

accessory columns or struts may project not more than five feet into a required front or side yard.

§ 305-10. Fire escapes.

Open or enclosed fire escapes may project into a required yard not more than five feet and into a required court not more than 3½ feet, provided they are so located as not to obstruct light or ventilation.

§ 305-11. Exceptions to height requirements.

Chimneys, cooling towers, elevator bulkheads, fire towers, monuments, penthouses, stacks, scenery lofts, tanks, water towers, masts or aerials and necessary mechanical appurtenances are hereby excepted from the height regulations of this chapter and may be erected in accordance with other regulations or ordinances of the Village of Coleman.

§ 305-12. Vision clearance triangle at street intersections.

In each quadrant of every street intersection there shall be designed a vision clearance triangle, bounded by the inner street lines and a line connecting them 35 feet from their intersection. Within this triangle no object shall be allowed above the height of 2½ feet above the streets if it obstructs the view across the triangle. This provision shall not apply to tree trunks, posts, or wire fences.

§ 305-13. Loading spaces.

In any commercial or industrial district, sufficient space for the loading or unloading of vehicles shall be provided on the lot in connection with any commercial or industrial use so that the public street shall at all times be free and unobstructed to the passage of vehicular and pedestrian traffic.

**ARTICLE III
Zoning Districts**

§ 305-14. Establishment of districts.

A.¹ Zoning districts. The following zoning districts are hereby established:

- (1) Residential districts:
 - (a) R-1 Single-Family Residential District.
 - (b) R-2 Single-Family Residential District.

¹ Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. D).

- (c) R-3 Multifamily Residential District.
 - (d) R-4 Rural Development District.
 - (2) Commercial districts:
 - (a) B-1 General Commercial District.
 - (b) B-2 Convenience Commercial District.
 - (c) B-3 Highway Commercial District.
 - (3) Industrial districts:
 - (a) I-1 General Industrial District.
 - (b) I-2 Special Use Industrial District.
 - (4) Migrant Housing District.
 - (5) C-1 Conservancy District.
 - (6) Floodplain District.
 - (7) Shoreland-Wetland District.
- B. Official Zoning Map. The boundaries of the aforesaid districts are hereby established as shown on the Official Zoning Map, Village of Coleman, Wisconsin. Such map, together with a copy of this chapter, shall be available for public inspection in the office of Village Clerk-Treasurer. The map shall be certified by the Village President and attested by the Village Clerk-Treasurer. Any changes in zoning district boundaries shall be recorded on the map. No change shall be effective until so recorded and until a duly certified and attested certificate describing the change is filed with the map.
- C. District boundaries.
- (1) The district boundaries are either streets or alleys, unless otherwise shown, and where the designation on the district map indicates that the various districts are approximately bounded by a street or alley line, such street or alley shall be construed to be the district boundary line.
 - (2) Where the district boundaries are not otherwise indicated and where the property has been or may hereafter be divided into blocks and lots, the district boundaries shall be construed to be lot lines, and where the designations on the district map are approximately bounded by lot lines, said lot line shall be construed to be the boundary of the district.
 - (3) In unsubdivided property, the district boundary lines shown on the district map shall be determined by use of the scale shown on such map.

§ 305-15. R-1 Single-Family Residential District.

- A. Permitted uses and structures: single-family dwellings and their accessory structures or uses.

- B. Conditional uses and structures: parks, greenways and open spaces, playgrounds, public and private schools, hospitals, cemeteries, governmental and community service buildings and functions, utility lines, municipal pumping stations, golf courses, churches, libraries, single-family planned residential development, manufactured dwellings, manufactured homes, home occupations and agricultural uses. Mobile homes are not allowed.²
- C. Lot size.
- (1) Width: 90 feet minimum.
 - (2) Area: 12,000 square feet minimum.
- D. Building height: 35 feet maximum.
- E. Building setbacks.
- (1) Street: 35 feet minimum.
 - (2) Rear: 25 feet minimum.
 - (3) Side: 10 feet minimum, provided the sum of the widths of the required side yards shall be not less than 25 feet.
- F. Accessory buildings (for areas zoned R-1, R-2 and R-3). An accessory building or detached garage must be a minimum of 10 feet from the rear lot line and a minimum of 10 feet from the required side lot lines.
- G. Additional setback requirements.
- (1) Where 40% or more of the frontage is occupied with buildings having an average setback line of more, or of less, than 25 feet, the setback line in any vacant interior lot in such frontage shall be established at the point of intersection of its center line, drawn from the front street line, and a line connecting the nearest points on the setback lines of the next existing buildings on each side of such vacant lot.
 - (2) On corner lots less than 70 feet wide and of record at the time of the passage of this chapter, where reversed frontage exists, the setback on the side street shall be not less than 50% of the setback required on the lot in the rear, and no accessory building shall project beyond the setback line of the lots in the rear, provided further that in no case shall the buildable width of such corner lot be reduced to less than 24 feet.

§ 305-16. R-2 Single-Family Residential District.

- A. Permitted uses and structures: single-family dwellings and their accessory structures or uses.
- B. Conditional uses and structures: parks, greenways and open spaces, playgrounds, public and private schools, hospitals, cemeteries, governmental and community service buildings and functions, utility lines, pumping stations, golf courses, churches, libraries, single-

² Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. D).

family planned residential development, manufactured dwellings, manufactured homes, home occupations and agricultural uses. Mobile homes are not allowed.³

- C. Lot size.
 - (1) Width: 65 feet minimum.
 - (2) Area: 8,500 square feet minimum.
- D. Building height: 35 feet maximum.
- E. Building setbacks.
 - (1) Street: 30 feet minimum.
 - (2) Rear: 25 feet minimum.
 - (3) Side: 10 feet minimum, provided the sum of the widths of the required side yards shall be not less than 25 feet.
- F. Additional setback requirements.
 - (1) Where 40% or more of the frontage is occupied with buildings having an average setback line of more, or less, than 25 feet, the setback line in any vacant interior lot in such frontage shall be established at the point of intersection of its center line, drawn from the front street line, and a line connecting the nearest points on the setback lines of the next existing buildings on each side of such vacant lot.
 - (2) On corner lots less than 70 feet wide and of record at the time of the passage of this chapter, where reversed frontage exists, the setback on the side street shall be not less than 50% of the setback required on the lot in the rear, and no accessory building shall project beyond the setback line of the lots in the rear, provided further that in no case shall the buildable width of such corner lot be reduced to less than 24 feet.

§ 305-17. R-3 Multifamily Residential District.

- A. Permitted uses: single-family residential uses and structures conforming at least to the minimum and maximum requirements of the R-2 District and multifamily uses provided they conform to the regulations below.
- B. Conditional uses and structures: parks, greenways and open spaces, playgrounds, public and private schools, hospitals, cemeteries, governmental and community service buildings and functions, utility lines, pumping stations, golf courses, churches, libraries, single-family planned residential development, manufactured dwellings, manufactured homes, home occupations, agricultural uses, and multifamily planned unit residential development. Mobile homes are not allowed.⁴
- C. Lot size.
 - (1) Width: 100 feet minimum.

³ Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

⁴ Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

- (2) Area: 12,500 square feet minimum.⁵
- D. Building height: maximum 48 feet or four stories, whichever is the least.
- E. Building setbacks.
 - (1) Front: 30 feet minimum.
 - (2) Rear: 25 feet minimum.
 - (3) Side: 10 feet minimum, provided the sum of the widths of the required side yards shall be not less than 25 feet.
- F. Other requirements.
 - (1) The recreation space ratio, defined as the minimum square footage of the recreation space required for each square foot of floor area, is not less than 0.16.
 - (2) The floor area ratio, defined as the maximum square footage of total floor area permitted for each foot of land area, is not more than 0.32.
 - (3) The open space ratio, defined as the minimum square footage of open space required for each square foot of floor area, is not less than 2.0.
 - (4) The living space ratio, defined as the minimum square footage of nonvehicular outdoor space required for each square foot of floor area, is not less than 1.2.
 - (5) The occupant car ratio, defined as the minimum number of off-street parking spaces without parking time limits required for each living unit, is not less than 1.5.

§ 305-18. R-4 Rural Development District.

- A. Permitted uses and structures: single-family residences, parks, open spaces, agriculture and general farming, except farms feeding offal or garbage and mink farms, dairying, livestock raising, truck farming, forestry, poultry raising, airports, and golf courses.⁶
- B. Conditional uses and structures: disposal areas, incinerators, mink farms or farms feeding offal or garbage, cemeteries, municipal service functions and structures, pumping stations, quarries, churches, restaurants, resorts, taverns, grocery stores, service stations, mobile home parks (as per § 305-38), campgrounds, travel trailer parks, single-family planned residential development, and commercial and industrial uses permitted in the B-2 and I-1 Districts, respectively, provided they are all adequately screened.⁷
- C. Lot size.⁸
 - (1) Width: 500 feet minimum.

⁵ Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

⁶ Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

⁷ Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

⁸ Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

- (2) Area: 10 acres minimum.
- D. Building height: 35 feet maximum except for barns, silos, and other buildings and structures which are customarily higher and accessory uses to farming.
- E. Building setbacks.
 - (1) Street: 80 feet minimum.
 - (2) Rear: 50 feet minimum.
 - (3) Side: 50 feet minimum.
 - (4) In no case shall any structure be closer than 40 feet to any lot line, disposal area, incinerator, or principal structures or buildings for mink farms, nor shall farms feeding or using offal or garbage be less than 500 feet from any lot line.

§ 305-19. B-1 General Commercial District.

- A. Permitted uses and structures: hardware and feed stores, auto sales, furniture stores, barbershops, bakeries, bars, cocktail lounges, restaurants, motels, hotels, fruit stores, dry goods stores, luggage shops, stationery stores, personal and business service establishments, pet shops, clothing stores, public passenger transportation terminals, taxi stands, gift stores, variety stores, garages, theaters, professional offices, organization headquarters, newspaper and magazine publishers, jewelry stores, banks, shoe stores, religious goods stores, packaged beverage stores, appliance sales and repair, sporting goods, insurance and real estate offices, radio and television sales and service, catalogue order stores, savings and loan and finance companies, department stores, bowling alleys, churches, tobacco and magazine stores, beauty salons, music shops, radio stations (without antenna), public and private schools, parking areas, open spaces, and parks.
- B. Conditional uses: wholesale outlets, secondhand stores, professional laundry dry-cleaning establishments, gas stations, sexually oriented adult entertainment establishments as provided in § 305-41, and other uses similar or customarily incidental to the above uses. Mobile homes and trailers are not permitted or allowed.⁹
- C. Lot size.¹⁰
 - (1) Width: 50 feet minimum.
 - (2) Area: 5,500 square feet minimum.
- D. Building height: maximum 48 feet.
- E. Street setback: minimum 25 feet, however where 40% or more of the frontage is occupied with buildings having an average setback line of more, or of less, than 25 feet, the setback line in any vacant interior lot in such frontage shall be established at the point of intersection of its center line, drawn from the front street line, and a line connecting the

⁹ Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

¹⁰ Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

- (2) Manufacture and processing of abrasives, acetylene, acid, alkalines, ammonia, asbestos, asphalt, batteries, bedding, bleach, bone, cabbage, candles, carpeting, celluloid, cement, cereals, charcoal, chemicals, chlorine, coal tar, coffee, coke, cordage, creosote, dextrine, disinfectant, dye, excelsior, felt, fish, fuel, furs, gelatin, glucose, gypsum, hair products, ink, insecticide, lime, lime products, linoleum, matches, meat, oil cloth, paint, paper, peas, perfume, pickles, plaster of paris, plastics, poison, polish, potash, pulp, pyroxylin, radium, rope, rubber, sausage, size, starch, stove polish, textiles, and varnish.
 - (3) Manufacturing, processing and storage of building materials, explosives, dry ice, fat, fertilizer, flammables, gasoline, glue, grains, grease, lard, radioactive materials, shellac, soap, turpentine, vinegar, and yeast.
 - (4) Bag cleaning, bleacheries, canneries, cold storage warehouses, electric and steam generating plants, electroplating, enameling, forges, foundries, garbage incinerators, lacquering, lithographing, offal, rubbish, or animal reduction, oil, coal, and bone distillation, refineries, road test facilities, slaughterhouses, smelting, stockyards, tanneries, and weaving.
 - (5) Commercial service facilities, such as restaurants and fueling stations, provided all such services are physically and sales oriented toward industrial district users and employees and other users are only incidental customers.
- C. Outside storage and manufacturing areas, wrecking, junk demolition and scrap yards shall be surrounded by a solid fence or evergreen planting screen completely preventing a view from any other property or public right-of-way and shall be at least 600 feet from residential or commercial structures.
- D. Lot size.¹⁷
- (1) Width: 66 feet minimum.
 - (2) Area: 8,500 feet minimum.
- E. Building height: none.
- F. Building setbacks.
- (1) Street: 10 feet minimum.
 - (2) Rear: 30 feet minimum.
 - (3) Side: 10 feet minimum.
- G. Parking: one off-street parking space for every 1.3 employees. The number of employees shall be construed to mean the maximum number on the premises at one time.
- H. Any existing residences are allowed to be rebuilt in case of fire or other destruction or to be remodeled.

¹⁷ Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. D).

§ 305-23. I-2 Special Use Industrial District.

- A. Permitted uses and structures: commercial bakeries, commercial greenhouses, distributors, laboratories, machine shops, manufacture and bottling of nonalcoholic beverages; painting, printing, publishing, machinery and equipment, trade and contractors' offices, warehousing and wholesaling; manufacturing, fabrication, packing, packaging, and assembly of products from furs, glass, leather, metals, paper, plaster, plastics, textiles, and wood; manufacture, fabrication, processing, packaging and packing of confections, cosmetics, electrical appliances, electronic devices, food except cabbage, fish and fish products, meat and meat products, and pea vining; instruments, jewelry, pharmaceuticals, tobacco, and toiletries, inside storage, breweries, agriculture, parking and open areas.
- B. Conditional uses and structures: wholesale outlets, secondhand stores, and other uses similar or customarily incidental to the above uses. Mobile homes and trailers are not permitted or allowed.
- C. Lot requirements.¹⁸
- (1) Lot size.
 - (a) Width: 66 feet minimum.
 - (b) Area: 8,500 feet minimum.
 - (2) Building height: none.
 - (3) Building setbacks.
 - (a) Street: 10 feet minimum.
 - (b) Rear: 30 feet minimum.
 - (c) Side: 10 feet minimum.
 - (4) Parking: one off-street parking space for every 1.3 employees. The number of employees shall be construed to mean the maximum number on the premises at one time.
 - (5) Any existing residences are allowed to be rebuilt in case of fire or other destruction or to be remodeled.

§ 305-24. Migrant Housing District. [Amended 12-7-1998 by Ord. No. 98-5]

The following described land in the Village Coleman, Marinette County, Wisconsin, is designated a Migrant Housing District and may be used as such: Lot 1 of Certified Survey Map No. 1230 recorded in Volume 8 of Certified Survey Maps of Marinette County, Wisconsin, on page 104 as Document No. 561874.

¹⁸ Editor's Note: Added at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

nearest points on the setback lines of the next existing buildings on each side of such vacant lot.

- F. Yards: no minimum.
- G. Any existing residence is allowed to be rebuilt in case of fire or other destruction, or to be remodeled, and the construction of new residences is permitted and authorized.

§ 305-20. B-2 Convenience Commercial District.

- A. Permitted uses and structures: drugstores, neighborhood coin-operated laundromats, professional offices, fraternities, package beverage stores, barbershops, beauty salons, supermarkets, magazine and tobacco stores, coffee shops, soda fountains, laundry and dry cleaners, gift shops, taverns, and parking areas.
- B. Conditional uses and structures: gas stations and sexually oriented adult entertainment establishments as provided in § 305-41. Mobile homes and trailers are not permitted or allowed.¹¹
- C. Lot size.
 - (1) Width: 50 feet minimum.
 - (2) Area: 5,500 square feet minimum.¹²
- D. Building height: 35 feet maximum.
- E. Building setbacks.¹³
 - (1) Front: 50 feet minimum (may be parking).
 - (2) Rear: 30 feet minimum (may be parking).
- F. Parking: eight off-street spaces for each 1,000 square feet of floor area.
- G. Any existing residence is allowed to be rebuilt in case of fire or other destruction, or to be remodeled, and the construction of new residences is permitted and authorized.

§ 305-21. B-3 Highway Commercial District.

- A. Permitted uses and structures: any use or structure permitted in the B-2 District, gas stations, automobile sales and service stations and public garages, drive-in establishments serving food and beverages for consumption on premises, motels, drive-in theaters, amusement parks, and parking.

¹¹ Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. D).

¹² Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. D).

¹³ Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. D).

- B. Conditional uses and structures: sexually oriented adult entertainment establishments as provided in § 305-41, and other uses similar to or customarily incident to any of the above uses. Mobile homes and trailers are not permitted or allowed.¹⁴
- C. Building:
- (1) Height: 35 feet maximum.
 - (2) Area: no minimum or maximum.
- D. Lot size.
- (1) Width: 66 feet minimum.
 - (2) Area: ½ acre minimum.¹⁵
- E. Yards.¹⁶
- (1) Front: 50 feet minimum (may be parking).
 - (2) Rear: 20 feet minimum.
 - (3) Side: 20 feet minimum.
- F. Parking: eight off-street spaces for each 1,000 square feet of floor area.
- G. Any existing residence is allowed to be rebuilt in case of fire or other destruction, or to be remodeled, and the construction of new residences is permitted and authorized.

§ 305-22. I-1 General Industrial District.

- A. Permitted uses and structures: automotive body repairs; automotive upholstery, cleaning, pressing and dyeing establishments; commercial bakeries, commercial greenhouses, distributors, farm machinery, food locker plants, laboratories, machine shops, manufacture and bottling of nonalcoholic beverages, painting, printing, publishing, storage and sale of lumber, machinery and equipment, trade and contractor's offices, warehousing and wholesaling; manufacturing, fabrication, packing, packaging, and assembly of products from furs, glass, leather, metals, paper, plaster, plastics, textiles, and wood; manufacture, fabrication, processing, packaging and packing of confections, cosmetics, electrical appliances, electronic devices, food except cabbage, fish, and fish products, meat and meat products, and pea vining; instruments, jewelry, pharmaceuticals, tobacco, and toiletries, freight yards, freight terminals, and transshipment depots, inside storage, breweries, agriculture, parking and open areas.
- B. Conditional uses and structures:
- (1) Incinerators, sewage disposal plants, and earth and sanitary landfill operations. Mobile homes and trailers are not permitted or allowed.

¹⁴ Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

¹⁵ Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

¹⁶ Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

§ 305-25. C-1 Conservancy District.

- A. Permitted uses and structures: the harvesting of wild crops such as marsh hay, ferns, moss, wild rice, berries, tree fruits, tree seeds, sustained yield forestry; utilities such as but not restricted to telephone, telegraph and power transmission lines; hunting, fishing, scenic, historic, scientific, wildlife preserve; nonresident buildings used solely in conjunction with the raising of waterfowl or fish; hiking trails and bridle paths, accessory uses; public and private parks and picnic areas, signs as regulated in § 305-47; and general farming provided no drainage, filling or dredging takes place and no farm buildings are constructed.¹⁹
- B. Conditional uses: filling, drainage, dredging, nonresidential farm structures, dams, power plants, flowages, ponds, relocation of watercourses, removal of topsoil or peat, piers, docks, boathouses, and cranberry bogs. All permitted and conditional uses are subject to the provisions of Article IV of this chapter.
- C. Lot requirements.²⁰
- (1) Lot size.
 - (a) Width: 66 feet minimum.
 - (b) Area: 8,500 feet minimum.
 - (2) Building height: none.
 - (3) Building setbacks.
 - (a) Street: 10 feet minimum.
 - (b) Rear: 30 feet minimum.
 - (c) Side: 10 feet minimum.
 - (4) Parking: one off-street parking space for every 1.3 employees. The number of employees shall be construed to mean the maximum number on the premises at one time.
 - (5) Any existing residences are allowed to be rebuilt in case of fire or other destruction or to be remodeled.

ARTICLE IV
Conditional Uses

§ 305-26. Statement of purpose.

The development and execution of this article is based upon the division of the village into districts, within which districts the uses of land and buildings, and bulk and location of buildings and structures in relation to the land, are mutually compatible and substantially

¹⁹ Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

²⁰ Editor's Note: Added at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

uniform. However, there are certain uses which, because of their unique characteristics, cannot be properly classified as unrestricted permitted uses in any particular district or districts without consideration, in each case, of the impact of those uses upon neighboring land or public facilities and of the public need for the particular use at a particular location. Such uses, nevertheless, may be necessary or desirable to be allowed in a particular district, provided that due consideration is given to location, development and operation of such uses. Such uses are classified as conditional uses.

§ 305-27. Authority of Planning Commission.

The Village Planning Commission, after a public hearing, shall, within a reasonable time, grant or deny any application for a conditional use. Prior to the granting of a conditional use, the Commission shall make findings based upon the evidence presented that the standards herein prescribed are being complied with.

§ 305-28. Initiation of conditional use.

Any person, firm, corporation or organization having a freehold interest or a possessory interest entitled to exclusive possession, or a contractual interest which may become a freehold interest, or an exclusive possessory interest, and which is specifically enforceable in the land for which a conditional use is sought may file an application to use such land for one or more of the conditional uses provided for in this article in the zoning district in which such land is located.

§ 305-29. Application for conditional use.

An application for a conditional use shall be filed with the Building Inspector on a form prescribed by the Building Inspector. The application shall be accompanied by such plans and other information as may be prescribed by the Building Inspector, Village Board or the Planning Commission and shall include a statement in writing by the applicant and adequate evidence showing that the proposed conditional use shall conform to the standards set forth in § 305-32 hereinafter. Applications for conditional use permits shall be submitted to the Building Inspector and shall be accompanied by the same information as is required for a building permit as specified in Article II of this chapter. The Planning Commission may require such other information as may be necessary to determine and provide for enforcement of this chapter, including a plan showing contours, soil types, high water mark, groundwater conditions, bedrock, vegetative cover and specifications for areas of proposed filling, grading, and lagooning.

§ 305-30. Public hearing on application.

Upon receipt of the application and statement referred to in § 305-29 above, the Planning Commission shall hold a public hearing on each application for a conditional use at such time and place as shall be established by such Commission. The hearing shall be conducted and a record of the proceedings shall be preserved in such manner and according to such procedures as the Planning Commission shall, by rule, prescribe from time to time.

expressed in the description of the DTPD and related policies found in the Comprehensive Plan.

- (3) *First Impressions Exercise:* A *First Impressions* exercise was conducted for the Village of Coleman on June 4, 2005. The positive community features identified may also be used as guidance for site planning and architectural design. The negative community features identified should be avoided and improved upon in site planning and architectural design.

Zoning Ordinance: Additions to Article IV (Conditional Uses)

305-29. Application for conditional use.

...The application shall be accompanied by such plans and other information as may be prescribed by the Building Inspector, Village Board, or the Planning Commission, including site plans and architectural designs for uses designated under Section 305-6.1, and shall include a statement in writing by the applicant and adequate evidence showing that the proposed conditional use shall conform...

305-32. Standards

- (8) Where applicable, the design, aesthetics, and construction of buildings, landscaping, lighting, signage, traffic circulation areas, parking areas, loading areas, and other components of proper site design comply with Section 305-6.1, Site and Architectural Design Review.

Subdivision Ordinance: Addition to Article VII (Plat Approval)

304-24. Preliminary sketch and consultation.

- E. Where the intended use of the property will require Site Plan and Design Review approval under Section 305-6.1 of the Zoning Ordinance, it is recommended that a preliminary site plan also be provided to the Planning Commission at this time in order to better inform the review of the proposed subdivision. The subdivision layout and site plan should work together harmoniously to bring about an orderly and efficient pattern of land use.