

PLAN COMMISSION AGENDA

July 13, 2015
5:30 p.m.

Meeting Room D
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

I. CALL TO ORDER

- A. Attendance
- B. Declaration Quorum Present

II. CONSENT AGENDA

June 15, 2015 Minutes

III. PUBLIC HEARING

ZONING CODE AMENDMENT

Effect: Revisions to Municipal Code Chapter 720, Zoning, to update and clarify various sections.

Initiator: Community Development Director

IV. ADJOURN

PLAN COMMISSION MINUTES

June 15, 2015
5:30 p.m.

Meeting Room D
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

CALL TO ORDER

ROLL CALL: Present: Hertha Longo
Brian Kolstad, (Arrived 5:47 pm)
Stan Ramaker
David Washkoviak
Nicole Wiese
Marilyn Zangl

Absent: Dan Nielsen, Jr
Jordan Skiff
Sarah VanBuren

Administrative Staff: Joellyn Dahlin, Principal Planner
Paul DeVries, City Engineer

Chairperson Washkoviak declared a quorum present.

CONSENT AGENDA

May 18, 2015 Minutes

Motion made by Commissioner Longo to approve the May 18, 2015 minutes of the Plan Commission as presented.

Seconded by Commissioner Wiese.

ROLL CALL VOTE: Aye - Longo, Ramaker, Washkoviak, Wiese,
Zangl
Nay - None

ACTIONS

GRANTING OF UTILITY EASEMENT

Effect: Approve an easement for Alliant Energy, south of Scott St.
and adjacent to DeNevue Creek for a new gas regulator station.

Location: Between 384 and 416 East Scott Street

Initiator: Alliant Energy

Appeared in Support:

Matt Van Beek, Alliant Energy, Project Applicant, 4902 N Biltmore Ln, Madison, WI

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Fond du Lac, Wisconsin, will conduct a Public Hearing at 5:30 PM, July 13, 2015 in Meeting Room D of the City-County Government Center, 160 South Macy Street, for the purpose of receiving public comment on proposed changes to Chapter 720, Zoning, of the Code of Ordinances of the City of Fond du Lac.

The proposed zoning code amendment affects the following sections:

- 720-6 (Definitions)
- 720-15 (Temporary land uses.)
- 720-50 (Dwelling units.)
- 720-63 (Special Use Permits)
- 720-76.2 (Dwelling units; Office Zoning District)
- 720-79 (Off-street parking.)
- 720-83.D. (Projecting signs.)
- 720-84 (Special signs and devices.)
- 720-95 (Board of Appeals)
- Schedule IV. Land Uses or Activities – Business Districts
- Schedule VI. Land Uses or Activities – CR, O and Industrial Districts

The recommended changes to the zoning code are intended to update and clarify regulations of the zoning code.

For further information you are invited to contact the City of Fond du Lac Community Development Department at (920) 322-3440.

Published in accordance with Section 62.23 of the Wisconsin Statutes.

Dated this 19th day of June , 2015

MARGARET HEFTER
City Clerk

Publish: July 5, 2015

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: July 8, 2015
To: Plan Commission
From: Joellyn Dahlin, Principal Planner
Re: Chapter 720, Zoning – CODE AMENDMENT

Changes to the zoning code are proposed to clarify and update several existing sections. Excerpts of the affected code sections are attached to this memorandum. Yellow shading shows new text; language to be removed is identified with strike-out text. A summary of the proposed changes includes:

§ 720-6. Definitions.

The proposed changes modify the definition of various types of temporary signs (banners, flags, wave banners) to clarify the meaning and intent.

§ 720-15. Temporary land uses.

Temporary land uses include the sale of seasonal merchandise, fireworks, produce, Christmas trees, etc. To avoid visual obstructions of pedestrians and vehicles, the proposed changes clarify the placement of signs, tents and trailers used for a temporary land use. The proposed changes also specify allowable signage.

§ 720-50. Dwelling units.

A residential use is permitted in a commercial zoning district when it is located above the ground floor of a commercial building. The proposed revision clarifies the intent to provide a physical separation between a residential and commercial use, and separates the C-1 (downtown business) district and the C-2 (general commercial) districts into two sections of the code. Provisions for the C-2 district are included in a new section (720-76.3).

Article IX Special Use Permits

§ 720-63. General provisions.

The zoning code sets standards for the approval of a special use permit but it does not address revocation in the event of noncompliance. The proposed language establishes procedural requirements for compliance and provides an appeal process for potential revocation.

§ 720-76.2 Dwelling units; Office Zoning District.

A residential use is permitted in a non-residential building in the Office zoning district when it is located above the ground floor. The proposed revision clarifies the intent to provide a physical separation between a residential use and a non-residential use, and also stipulates that the affected building and dwelling unit(s) would be in an area of similar development.

§ 720-76.3. Dwelling units; C-2 Zoning District.

This new section reflects changes to existing section 720-50 (dwelling units in business districts). Similar to 720-50 (downtown business district) and 720-76.2 (office zoning district) this section requires a physical separation between a residential use and a commercial use. To assure compatibility of uses in a neighborhood, a special use permit would be required for a mixed-use building.

§ 720-79. Off-street parking.

The proposed changes clarify existing regulations. No new regulations are added.

§ 720-83. Downtown sign district.

The proposed change affects regulations related to projecting signs in the downtown business district. Current regulations allow one projecting sign for a building regardless of building size. The proposed change recognizes larger buildings with multiple entrances and multiple tenants, to allow one projecting sign for each exterior building entrance. The proposed change also simplifies existing regulations related to sign size and design.

§ 720-84. Special signs and devices.

This code section regulates nonpermanent signs (real estate sale or lease, construction, banners, window signs, etc.) and advertising devices (portable message centers, flags, inflatable devices, etc.). The proposed changes reflect conflict between existing regulations, duplication of regulations, and challenges in code enforcement.

§ 720-95. Board of Appeals.

The zoning code sets standards for the approval of a variance but it does not address revocation in the event of noncompliance. The proposed language establishes procedural requirements for compliance and provides an appeal process for potential revocation.

Schedule IV – Land Uses or Activities. Business Districts.

Add code reference (720-76.3) related to special use permit requirement for dwelling units in C-2 (General Commercial) zoning district.

Schedule VI – Land Uses or Activities. Commercial-Recreation, Office, Industrial.

The existing regulations do not change; the proposed change to the land use schedule merely adds a code reference that was previously omitted.

Recommendation

Community Development staff suggests the Plan Commission recommend to the City Council adoption of the proposed amendments to Chapter 720.

§ 720-6. Definitions

SIGN – Any object, device, display or structure, or part thereof, situated ~~indoors or outdoors~~, that is used to advertise, identify, display or direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, color, illumination or projected images. National or state flags, window displays (not including window signs), graffiti, athletic scoreboards or the official announcements or signs of government are not considered signs as defined by this chapter. For the purpose of removal, signs shall also include all sign structures as well as the sign face or cabinet.

SIGN, BANNER – A sign of lightweight fabric, ~~paper, plastic~~ or similar material ~~that contains characters, letters, illustrations or ornamentation~~ mounted ~~with or without a frame~~ by the edges to a ~~non-permanent~~ pole frame or building, ~~excluding ornamental streetscape signs features celebrating the seasons, holidays or pennant-type signs attached to public or private light poles that define~~ a recognized neighborhood or district shall not be considered banners.

SIGN, FLAG – Any fabric, plastic or similar material which may or may not contain distinctive colors, patterns or symbols used as a symbol or emblem of any corporation, business, national, organization of nations, state, city, or religious, fraternal, educational or civic organization, and which is displayed for either commercial or noncommercial purposes, excluding wave banners.

SIGN, TEMPORARY – A nonpermanent sign or advertising device intended to be displayed for a fixed period of time. Temporary signs and advertising devices include portable ~~Manual/electronic~~ message centers, ~~freestanding and/or wall mounted~~ banners, ~~wave banners~~, streamers, pennants, balloons, inflatable ~~and three-dimensional~~ fixtures ~~devices~~, and similar items ~~used for a limited time and not permanently affixed to a building or structure~~.

SIGN, WAVE BANNER – A self-supported wing, feather, blade, cone, tear drop, rectangular or similarly shaped flag, with or without a commercial message, mounted on a flexible pole.

§ 720-15. Temporary land uses.

- B. The placement of any tent, sales trailer, or temporary structure, signs and merchandise shall not encroach into and/or over the public right-of-way, be placed within the vision clearance area, or be situated to encourage unsafe traffic movements or compromise public safety obstruct or impair the view or visibility of the operator of any motor vehicle, obstruct or impair the movement of any pedestrian or motor vehicle, or in any manner create a nuisance, hazard or disturbance to the health and welfare of the general public.
- C. Signs and/or displays of merchandise shall not be permitted within the public right-of-way. One banner or sign shall be allowed to identify a temporary use, located within 20 feet of such use. The maximum size of a banner or sign shall not exceed 32 square feet. A ground mounted banner shall not exceed 10 feet in height. Off-site signs shall be prohibited.

§ 720-50. Dwelling units; C-1 Zoning District.

A dwelling unit(s) in a C-1 or C-2 district may be allowed, provided that such dwelling unit(s) is located entirely above the ground floor of a building and is distinctly and physically separate from a non-residential use(s) in the building. A dwelling unit(s) shall conform to all housing, building, heating, electrical, plumbing and fire protection regulations in effect and which apply to new construction. Off-street parking spaces required in Article X shall be provided. If any or all of the required parking cannot be provided on the same lot, the owner of the dwelling units may lease parking to satisfy the requirements of this section. Leased parking shall be secured within a convenient distance from the dwelling unit, to be approved by the Community Development Department prior to the issuance of a building permit and/or occupancy. It shall be the responsibility of the owner of the dwelling unit(s) to provide such leased parking space(s) on a continuing basis. Failure to maintain the required number of parking spaces will necessitate the vacation of all/any living units for which no parking is provided.

Article IX Special Use Permits

720.63. General provisions.

C. Revocation.

Upon determination by the Community Development Department that the conditions and/or stipulations of an approved special use permit have not been completed or have been violated, written notice shall be provided to the party granted the special use permit of the actions necessary for compliance. The notice shall specify that failure to comply with the required conditions or stipulations within thirty (30) days will invalidate the special use permit approval. An order for revocation may be appealed to the Plan Commission. Such appeal shall be submitted in writing to the Community Development Department within thirty (30) days of the written notice of violation.

§ 720-76.2. Dwelling units; Office Zoning District.

- A. A dwelling unit(s) may be allowed in a nonresidential building, provided that such dwelling unit(s) is located entirely above the ground floor of a building and is distinctly and physically separate from a non-residential use(s) in the building, and provided that such building and dwelling unit(s) is adjacent to or in the near vicinity of other similar development. Off-street parking spaces required in Article X shall be provided on the same lot.
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§ 720-76.3. Dwelling units; C-2 Zoning District.

A dwelling unit(s) in a C-2 district may be allowed, provided that such dwelling unit(s) is located entirely above the ground floor of a building and is distinctly and physically separate from a non-residential use(s) in the building, and provided that such building and dwelling unit is adjacent to or in the near vicinity of other similar development. A dwelling unit(s) shall conform to all housing, building, heating, electrical, plumbing and fire protection regulations in effect and which apply to new construction. Off-street parking spaces required in Article X shall be provided.

§ 720-79. Off-street parking.

- B. Location. All ~~Required~~ off-street parking spaces for residential uses shall be located on the same lot as the use to be served, ~~except for a residential use in the C-1 district pursuant to § 720-50. Where allowed by this chapter, off-street parking spaces may be provided on the same site or off-site in a private or public parking facility. Off-street parking facilities for separate uses on a single property or within adjacent contiguous properties~~ a shopping center, including any outlot or satellite lot, may be combined provided in a shared arrangement if the total number of spaces so provided is not less than the sum of the separate requirements for each such use, site or property. A parking area lot for a commercial use located in a commercial district may extend into an adjacent property zoned for residential district use when approved by special use permit.
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§ 720-83. Downtown sign district.

- D. Projecting signs.
- (1) One projecting sign for each exterior entrance of a building, where such entrance is used for access to a commercial use(s), shall be permitted. ~~Sign area shall not exceed eight square feet in area; the supporting arm shall be decorative in design. For a building with a linear frontage greater than 40 feet, the maximum sign area is 12 square feet.~~ Allowable area per sign shall not exceed the maximum (per sign) allowed by Schedule VIII.
 - (2) ~~On the main façade of a building, one projecting sign and one wall sign may be permitted. The combined area of the projecting sign and the wall sign shall not exceed the maximum for the façade allowed by Schedule VIII.~~ The supporting arm/bracket of a projecting sign shall use a decorative design. A uniform sign size and sign design shall be used for buildings with more than one projecting sign. Where an awning(s) with or without signage and a projecting sign(s) are utilized on the same facade, wall signage is not allowed on that particular building frontage.

§ 720-84. Special signs and devices.

- A. Location. In addition to the requirements of this section, the following conditions shall apply to any special sign and/or sign device:
- (1) No sign or sign device shall be sited, placed or displayed to encroach into or over the public right-of-way unless otherwise allowed by this section.
 - (2) Signs and/or sign devices shall not be mounted on a roof, attached to fences, trees, traffic signs, directional signs or utility poles, and shall not be illuminated or situated to impair the view or visibility of the operator of any motor vehicle, obstruct or impair the movement of any pedestrian or motor vehicle, or in any manner create a nuisance, hazard or disturbance to the health and welfare of the general public.
 - (3) Signs and/or sign devices shall be located entirely on the property to which they relate. Off-site signs shall be prohibited except for special community or civic events.

(NOTE: The existing sections A-R will be renumbered with the proposed changes.)

- A. Real estate. One sale or lease sign ~~or banner~~ per street frontage is permitted for a residential property. No other type of advertising or promotional device, including pennants, streamers, flags, **banners**, etc. shall be permitted. Real estate sale **or lease** signs shall not exceed six square feet in size for properties in one- and two-family residential zones **zoning districts** and 32 square feet in all other **multifamily zones districts**. ~~Real estate lease signage in a multifamily residential zone is limited to a banner maintained in good repair or rental information incorporated into a permanent ground sign as may be otherwise permitted by this article.~~ Maximum height for a ground sign or ground-mounted banner shall not exceed 10 feet. ~~Signage shall be located entirely on the property to which it relates and shall not encroach into and/or over a public right-of-way.~~ Sign size in commercial and industrial districts is not restricted, provided such signage is proportionate to the size of the building and/or land it serves.

- B. Construction. Development. Three signs to identify a project and list pertinent **the construction or future development of a lot or subdivision, to provide** information about **related to** the project shall be permitted, to be removed upon completion of construction **final occupancy of the affected building(s)**. Aggregate sign area shall not exceed ~~96~~ **64** square feet. All signs shall be located entirely on the property to which they relate and shall not encroach into and/or over a public right-of-way.
- ~~C. Subdivision development. Two signs to advertise a new subdivision or residential development shall be permitted, the aggregate area of which shall not exceed 64 square feet. All signs shall be located on the property to which they relate and shall not encroach into and/or over a public right-of-way.~~
- ~~D. Subdivision identification. A subdivision of more than 20 lots may erect two permanent signs to identify the development. Each sign shall not exceed 20 square feet in area and six feet in height and shall be placed in a landscaped area situated at least 10 feet from a lot line. Lighting shall be external.~~
- E. Building identification. Nameplates **An identification** sign to denote the name and **/or** address of occupants of the premises shall not exceed ~~288~~ **2** square feet in area per for each **residential building or for each non-residential** tenant or resident space.
- F. Directional and instructional. **Four** on-premises **directional** signs to provide general information related to the property or use such as “entrance,” “exit,” “parking,” etc., may be utilized, provided that signage is located entirely on the property to which it relates, with no encroachment into and/or over a public right-of-way. A maximum of four signs are **shall be** permitted, each not to exceed 4.5 square feet in area and four feet in height.
- G. Building marker. (No change to existing regulations proposed.)

- H. Awnings and canopies. Lettering and/or pictorial matter affixed to the façade of an awning, or a canopy that is structurally attached to and is an integral component of **and/or part** of a building, to advertise or identify a place of business shall constitute a wall sign; such sign area shall be charged to the total area permitted for a use **or property**. ~~Where signage is limited to one line of lettering on the awning sign band and/or only the business logo on the awning façade, such area shall not be charged to the total permitted for a use.~~
- I. Freestanding canopy. ~~One business name and one logo may be situated within the fascia area of a canopy structure. Such~~ **Signage** shall be limited to canopy facades which face a public right-of-way, and shall not **to** exceed 50% **25%** of the area of the fascia **façade** to which the signs are affixed. Canopy signage shall not be charged to the allowable sign area of a use.
- J. Window signs. Signs affixed to **or painted on** the interior of a window surface shall not exceed more than 25% of the window area. ~~No sign shall be affixed to the outside surface of any window, except for signage as may be allowed by this article.~~
- K. ~~Special community events. Temporary signs, banners and sign devices to provide information for community and civic events may be erected for a period not to exceed 40 days upon issuance of a permit from the Building Inspector. Aerial banners that extend over a public right-of-way shall be restricted to Main Street between Merrill Avenue and Western Avenue, or in other locations where approved by the City.~~
- L. Political signs. ~~Temporary signs, banners and sign devices for political purposes shall not encroach into and/or over a public right-of-way. Signage shall not be attached to fences, trees, traffic signs, directional signs or utility poles and shall not be illuminated or situated so as to obstruct or impair vision or traffic or in any manner create a nuisance, hazard or disturbance to the health and welfare of the general public.~~ **Political signs shall be placed only on private property, with the consent of the owner, in accordance with Chapter 12, Prohibited Election Practices, of the Wisconsin Statutes.**

- M. ~~Grand opening displays. To advertise the opening of a new business, outdoor advertising devices may be utilized on the property where the business is located. An outdoor display shall be permitted for one fifteen-day period, upon issuance of a permit from the Building Inspector. An outdoor display may include two of the following elements: streamers, pennants, one banner, one portable sign and one inflatable or three-dimensional product sign. Advertising devices shall not be mounted on a roof or attached to fences, trees, traffic signs, directional signs or utility poles. No part of a display shall encroach into and/or over the public right-of-way or be situated so as to obstruct or impair vision or traffic or in any manner create a nuisance, hazard or disturbance to the health and welfare of the general public.~~

Athletic scoreboards. One board per athletic field; permit required. No signage shall be affixed to the back of the scoreboard; ancillary advertising shall not be oriented to be viewed from outside the event area. Illumination shall be limited to the time period of an athletic event.

- N. ~~Temporary signs. Banners, pennants, streamers, inflatables and portable signs. To advertise a special grand opening, sale, promotional event or special event, a temporary outdoor display signage may be utilized on the property where the use or event is located. A portable changeable message or electronic message center to advertise a community or charitable event may be utilized off-site on private property that is not occupied by a residential use. An outdoor display may be permitted~~ Temporary signs and sign devices shall be permitted quarterly for a fifteen-day period, upon issuance of a permit from the Building Inspector. An outdoor display may include two of the following temporary elements: streamers, pennants, one banner or one wave banner, one portable sign, and one inflatable or three-dimensional product sign device. Advertising devices shall not be mounted on a roof or attached to fences, trees, traffic signs, directional signs or utility poles. Ground mounted banners shall not exceed 32 square feet; banners affixed to any part of a building shall not exceed 50 percent of the business or store frontage. ~~No part of a display shall encroach into and/or over the public right-of-way, or be situated to obstruct or impair vision or traffic or in any manner create a nuisance, hazard or disturbance to the health and welfare of the general public.~~

- O. ~~Commercial~~ **Flags**. ~~Decorative Flags to advertise or identify a business are displayed for commercial and/or noncommercial purposes shall be permitted on the property where the business is situated for a non-residential use~~ when pole-mounted on a building wall or affixed to a **permanent** freestanding flag pole or privately owned light pole. Flags shall be maintained in good condition. ~~No part of a flag display shall encroach into or over the public right-of-way or be situated so as to obstruct or impact vision or traffic.~~
- P. Electronic message center. (No change to existing regulations proposed.)
- Q. Sandwich board sign.
- (1) One sign ~~per property~~ **for each exterior building entrance is shall be allowed for display use by a non-residential tenant/occupant of the building during business hours, placed within the frontage of the affected building and not more than 20 feet from an entrance of the building.** ~~For a corner lot, one sign per street frontage is allowed.~~ Signs shall be stored within the interior of the building at the close of business each day.
- R. Murals. (No change to existing regulations proposed.)

§ 720-95. Board of Appeals.

G. **Revocation.**

Upon determination by the Community Development Department that the conditions and/or stipulations of an approved variance have not been completed or have been violated, written notice shall be provided to the party granted the variance of the actions necessary for compliance. The notice shall specify that failure to comply with the required conditions or stipulations within thirty (30) days will invalidate the variance approval. An order for revocation may be appealed to the Board of Appeals. Such appeal shall be submitted in writing to the Community Development Department within thirty (30) days of the written notice of violation.

Schedule IV – Land Uses or Activities. Business Districts.

Add code reference (720-76.3) to special use permit requirement for dwelling units in C-2 (General Commercial) zoning district.

Schedule VI – Land Uses or Activities. Commercial-Recreation, Office and Industrial Districts.

The existing regulations do not change; the proposed change to the land use schedule merely adds a code reference that was previously omitted (720-61).

**Schedule IV
Land Uses or Activities
Business Districts
[Amended 5-14-2014 by Ord. No. 3547; 6-25-2014 by Ord. No. 3553]**

KEY:

- P = Permitted
 SC = Permitted with special conditions (Article VII)
 SP = Special permit required (Article IX)

Land Use or Activity	C-1	C-2	Reference
1. Adult-oriented establishment		SC	§ 720-48
2. Alternate energy installations		SP	
3. Amplified music/sound, indoor	SC; SP	P	§§ 720-49, 720-73
4. Animal hospital, boarding facility, day care, kennel	SP	SP	§ 720-70
5. Art gallery, artist or photography studio	P	P	
6. Automotive, car wash		SP	§ 720-68
7. Automotive, engine repair: body shop, detail shop, painting, service garage		SP	
8. Automotive, sales: new and used, including vehicles, trucks, motorcycles, all-terrain vehicles		P	
9. Automotive, service station		SP	§ 720-67
10. Banks and financial institutions	P	P	
11. Billboard, off-premises advertising		SP	§§ 720-75, 720-85
12. Boat sales and repair; recreational vehicles sales and repair		P	
13. Brew pub, including bottling and distribution	SP	SP	
14. Church, chapel, place of worship	P	P	
15. Commercial cleaning service, professional janitorial establishment	SP	SP	
16. Club or lodge, private	P	P	
17. Cocktail lounge, tavern, bar, teen club, nightclub, arcade	P	P	
18. Day care, adult	SP	SP	
19. Day care, group	SP	SP	
20. Dwelling units	SC	SC SP	§§ 720-50, 720-76.3
21. Fitness center, spa, gymnasium	P	P	
22. Funeral home, crematory	SP	SP	
23. Greenhouse, retail plant nursery			

Schedule VI

Land Uses or Activities

Commercial-Recreation, Office and Industrial Districts

**[Amended 5-14-2014 by Ord. No. 3547; 6-25-2014 by Ord. No. 3553;
12-10-2014 by Ord. No. 3568]**

Land Use or Activity	C-R	O	M-1	M-BP	Reference
23. Greenhouse, landscape nursery			P		
24. Hospital, medical clinics and offices		SP		SP	
25. Hotel and conference center	SP			SP	
26. Indoor recreation facility	SP	SP	SP		
27. Library		P			
28. Manufacturing, research/development and testing			P	P	
29. Marine sales and service, boat docks, fuel sales, marina	SP				
30. Mobile service facility	SP	SP	SP	SP	§ 720-18, § 720-72
31. Motor freight terminal; air and rail freight terminal, parcel delivery facility			P		
32. National or regional headquarters office facilities		P		P	
33. Nonmetallic mining			P		
34. Nursing home; convalescent home		SP			
35. Offices: governmental, business or professional, including medical clinics		P		SP	
36. Outdoor amusement and recreational facilities	SP		SP		
37. Personal services, i.e., barbershop, salon (hair/nails/tanning), massage, pet grooming, tattoo/piercing establishment		P		SC	§ 720-55 (SC)
38. Planned development		SP			§ 720-66
39. Private parking garage or parking lot not accessory to another use			P		
40. Processing, packaging, fabricating, cleaning, bottling, distribution, servicing, testing facilities			P		
41. Public or privately owned resort	SP				
42. Publishing and printing			P	SP	
43. Railroad switching and repair facility			P		
44. Restaurant	SC			SC	§§ 720-55 (CR), 720-61
45. Retail business	SP				
46. Salvage and recycling facility			SP		
47. Shelter facility		SP	SP		§ 720-74
48. Utility transmission line and substation		SP	P	SP	§ 720-71
49. Warehouse, storage, mini storage			P		
50. Wholesale establishment					

KEY:

- P = Permitted
- SC = Permitted with special conditions (Article VIII)
- SP = Special permit required (Article IX)