

City of Sturgeon Bay Industrial Park Information

All industrial sites offered by the City of Sturgeon Bay in the Sturgeon Bay Industrial Park are zoned I-1a. Listed below are excerpts from the Zoning Code regarding permitted uses, height and area regulations and development standards. For further information, contact the Sturgeon Bay Zoning Administrator at 920-746-2910.

20.18 Use regulations for I-1 district.

The I-1 district is intended to provide space for industrial and manufacturing uses at appropriate locations in the city. Such property shall be occupied and used only for those uses that would not generate noise, smoke, odor, vibration, air, water or other environmental pollution that would create a public or private nuisance.

(1) Permitted uses are:

- (a) Facilities for manufacturing and production, processing, fabrication, packaging and assembly of goods, provided that all manufacturing production activity occurs inside buildings, except for the occasional assembly, testing or shipping of components or products too large to fit in buildings.
- (b) General warehousing or wholesale distribution activities.
- (c) Offices directly related to a principal permitted use of the property.
- (d) Corporate/regional headquarters or administration offices of at least 10,000 square feet.
- (e) Outdoor storage areas for the storage of materials, supplies, finished or semi-finished products, equipment, or refuse containers provided that such storage areas shall not exceed 200 percent of the building footprints of the principal structures on the site.
- (f) Construction of watercraft under 50 feet in length.
- (g) Laboratories, research and testing facilities.
- (h) Laundries, not including self-service.
- (i) Printing or publishing.
- (j) Public utilities.
- (k) Child day care facilities, provided the facility is licensed by the department of health and social services.
- (l) Incidental retail sales outlets for products produced on the premises.
- (m) Parking lots.
- (n) Accessory uses customarily incidental and subordinate to another permitted use.
- (o) Trade and construction contractors establishments, provided outdoor storage areas shall not exceed 200 percent of the building footprints of the principal buildings on the site.
- (p) Mail order distribution centers.
- (q) Radio and television stations.
- (r) Trade and vocational schools.
- (s) Business incubators operated by the Door County Economic Development Corporation or other nonprofit organization approved by the City of Sturgeon Bay.
- (t) Not for profit vocational rehabilitation programs.

(2) Conditional uses are:

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- (a) Charter fishing boat service.
 - (b) Commercial fishing facilities.
 - (c) Industrial uses not specifically permitted nor specifically prohibited.
 - (d) Communication towers.
 - (e) Commercial housing facilities.
 - (f) Retail establishments, subject to the following requirements:
 - 1. The retail establishment shall be located within a building that contains at least 4,000 square feet of floor area.
 - 2. The retail establishment shall be located within 600 feet of the right-of-way of State Highway 42/57.
 - 3. The retail use shall be limited to appliance dealers, carpet and floor covering dealers, electrical showrooms and shops, furniture stores, lawn and garden equipment and supply stores, lighting showrooms and shops, lumber and building materials sales centers, paint stores, plumbing showrooms and shops, stationery and office equipment/supply stores, retail sales associated with not for profit vocational rehabilitation programs, and similar types of retail that support the building and manufacturing industries.
 - (g) Banks and other financial institutions.
 - (h) Travel agencies.
 - (i) Health clubs.
 - (j) Quick-printing/copy shops.
- (3) Prohibited uses are:
- (a) Rendering of fats or oils.
 - (b) Automobile wrecking and junkyards.
 - (c) Petroleum refineries and storage yards.
 - (d) Manufacturing of acids, explosives, fertilizers or glue.
 - (e) Stockyards or slaughterhouses.
 - (f) Garbage or other refuse disposal.
 - (g) Smelting of iron, tin, or other ores.
 - (h) Residential and commercial uses, except as specifically listed under subsections (1) or (2).
 - (i) Uses similar in nature or impact to the prohibited uses specifically listed.

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20.19 Use regulations for I-1A district.

The I-1A district is intended to provide space for the same industrial and manufacturing uses permitted in the I-1 district, but subject to the additional development standards contained in section 20.32 of this chapter. This district provides property owners additional protection by requiring specific landscape and building design criteria for new development. It is intended primarily for the Sturgeon Bay Industrial Park.

- (1) Permitted, conditional, and prohibited uses shall be the same as those listed for the I-1 district, but shall be subject to the development standards contained in section 20.32. Appeals to the limitation on outdoor storage shall be directed to the development review team.

20.27 Height and area regulations generally.

- (1) For each lot in the R-4, C-1, C-3, and C-4 districts, the combined area of all roofed, paved, and other impervious surfaces shall not exceed 70 percent of the total area of the lot. Existing lots with impervious surfaces that exceeded 70 percent prior to adoption of this section shall be exempted from this provision provided that there shall be no further net increase of impervious surfaces on such lots.

- (2) The dimensional requirements relating to lot size, density, yards, height, and floor area shall be as specified for each zoning district in the following table:

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Zoning District	Lot Size		Density			Required Yards***			Height	Floor Area per Dwelling Unit (square feet)					
	Minimum Lot Area (sq feet)	Minimum Lot Width (feet)	Minimum Lot Area per Dwelling Unit (square feet)	Single Family	Two Family	Multiple Family	Street (feet)	Side (feet)	Rear (feet)	Maximum Building Height (feet)	Single Family	Two Family	1 Bedroom	2 Bedroom	3+ Bedroom
R-1	10,000	85	10,000	--	--	25	10	25	35	1,400	--	--	--	--	--
R-2	7,500	70*	7,500	6,000#	--	25	10	25	35	800	500/ 1,500##	--	--	--	--
R-3	7,500	70*	7,500	6,000#	3,500	25	10	25	35	800	500/ 1,500##	500	750	1,000	
R-4	8,400	70*	8,400	6,000#	3,500	25	10	25	45	1,000	500/ 1,500##	500	750	1,000	
R-M	7,500	65	7,500	--	--	25	10	10	35	720	--	--	--	--	--
C-1	8,400	70	--	--	3,500	25	10	25	45	--	--	500	750	1,000	
C-2	6,000	70	--	--	3,500	15	5	25	45	--	--	500	750	1,000	
C-3	8,400	70	--	--	3,500	25	10	25	45	--	--	500	750	1,000	
C-4	8,400	70	--	--	--	25	10	25	45	--	--	--	--	--	--
I-1/I-1A	25,000	100	--	--	--	40	20	25	45	--	--	--	--	--	--
I-2/I-2A	25,000	100	--	--	--	50	20	25	45	--	--	--	--	--	--
A	43,560 (1 acre)	150	43,560 (1 acre)	21,780 (1/2 acre)	--	40	10	25	35**	1,000	800	--	--	--	--
CON	None	None	--	--	--	25	10	10	45	--	--	--	--	--	--
PUD	See section 20.24 for applicable standards														

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* Within these districts, the minimum lot width shall be increased to 80 feet for lots used for two-family or multiple-family dwellings, except that the minimum lot width shall remain 70 feet for existing single-family dwellings constructed prior to Jan. 1, 2004 that are converted into two-family dwellings.

** Buildings used for agricultural purposes may exceed this height.

*** For lots that abut two or more streets, all sides of the lot that abut a street shall meet the street yard requirement.

Within these districts, the minimum lot area for converting an existing single-family dwelling constructed prior to January 1, 2004, into a two-family dwelling shall be 5,000 square feet per dwelling unit (10,000 square feet total).

500 square feet for the smallest dwelling unit, with a minimum 1,500 square feet combined floor area for both units.

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20.31 Off-street parking requirements.

- (1) *Generally.* At the time any building or structure is hereafter constructed, enlarged, or increased in capacity by adding dwelling units, rooms, seats, or floor area, there shall be provided off-street parking spaces as set forth in this section. Such spaces shall be maintained and shall not be encroached upon so long as said building remains, unless an equivalent number of such spaces are provided elsewhere in conformance with this section.

Industrial manufacturing uses	or	1 space for each employee, based on estimated maximum daily or maximum 8-hour shift requirements in a 24-hour period.
Warehousing		1 space for each employee on the maximum shift.

20.32 Development standards for I-1A and I-2A districts.

- (1) *Plan approval required.* All new development within these districts is required to receive plan approval from the development review team. New developments include but are not limited to projects that involve new exterior building walls, fences, landscaping, parking lots, driveways, signs or other exterior improvements. The building inspector shall have the authority to give plan approval for minor improvements in accordance with the rules and regulations of the development review team and the development standards. Improvements existing on August 20, 1991, are not required to comply with these standards.
- (2) *Development review team.* A development review team (DRT) is established to review and approve plans according to the requirements of this section. The development review team shall consist of three regular members appointed or reappointed by the mayor subject to confirmation of the common council, and one alternate member. The three regular members shall consist of one representative from the city plan commission or common council, one member of the Door County Economic Development Corporation, and one owner of a developed parcel within the I-1A or I-2A districts. The city plan commission or common council representative shall be the chairman. The executive director of the Door County Economic Development Corporation shall serve as the alternate member. The alternate member shall act, with full power, only when a regular member of the DRT abstains from voting due to a conflict of interest or in the absence of a regular member. Their terms shall run concurrently with the term of the committee which they represent, except for the member that represents an owner within the I-1A or I-2A districts, whose term shall be a three-year term expiring on May 1. Generally, the DRT is concerned with the physical external design of each proposed project. The DRT may at its discretion approve of each plan as part of an entire site plan approval. The DRT shall be receptive to the applicant's possible time constraints and shall expedite the review process as much as possible.
- (3) *Building architectural standards.*
 - (a) A variety of architectural styles and building materials is encouraged in the I-1A and I-2A districts; however, it is intended that a basic harmony of architecture prevail among the buildings so that no one structure detracts from the attractiveness of the overall environment.
 - (b) It is encouraged that at least a portion of the front yard building facades be faced with brick, decorative masonry, natural stone, decorative concrete panels, glass curtain walls or equivalent finish material.
 - (c) Architectural metal buildings shall meet the following minimum manufacturer's and construction standards:
 - 1. Twenty-year manufacturer's warranty of the finish and fasteners.
 - 2. Concealed or semi-concealed fasteners.
 - 3. Base plates at bottom of walls and end trim plates along roofing edges.
- (4) *Site storm drainage.*

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- (a) No land shall be developed that results in the flooding, erosion or sedimentation of adjacent properties. All runoff shall be properly channeled into a storage area or other storm water management facility as approved by the city engineer.
- (b) Each owner shall take the necessary precautions to ensure that storm drainage from their site is not contaminated with motor vehicle fuels, lubricants, salt or other chemical compounds that are detrimental to aquatic life or groundwater.
- (c) Roof drainage systems are required and shall be connected to designated storm sewers, surface drainage systems or on-site retention areas.

(5) *Landscaping standards.*

- (a) All areas not used for building, storage, parking, walks, access roads and loading shall be suitably graded and drained, seeded or sodded and maintained in grass.
- (b) Unused lot area designated for future expansion and visible from public streets shall be cut a minimum of three times per year or maintained as an agricultural crop approved by the DRT. These areas shall not be included in calculations to determine minimum landscape requirements of this chapter until such time that they are developed.
- (c) At least ten percent of each parcel shall be put into landscape treatment which shall consist of shrubs, trees, flowers, lawn, decorative paving and other landscape treatments.
- (d) There shall be at least one canopy tree per 15,000 square feet of total lot area.
- (e) Every effort should be made to position buildings and other improvements so as to protect and retain existing desirable trees and shrubbery.
- (f) Landscape improvements shall be installed in accordance with street intersection vision clearance requirements of section 8.07 of this Municipal Code.
- (g) Landscaping shall be completed within 12 months of the issuance of a certificate of occupancy in accordance with the approved site plan.
- (h) All landscaped and open space areas shall be continually maintained in accordance with the approved site plan. It is the responsibility of the owner to ensure that the premises are properly maintained.

(6) *Off-street parking and loading.*

- (a) The number, size, dimension and layout of parking areas shall be provided for all off-street parking areas and approved as part of the site plan.
- (b) There shall be no on street loading permitted on any publicly owned right-of-way. On-street parking is discouraged and should be limited to short term overflow parking.
- (c) If parking is provided within 25 feet of the front property line, it is encouraged that it be screened by planting or landscaped berm. No parking area shall be located less than ten feet from any street right-of-way.
- (d) All parking surfaces, driveways and loading spaces shall be paved with bituminous or concrete surface within 12 months after occupancy of the site.
- (e) Off-street loading shall not be permitted in the front yard, unless no reasonable alternative is available.

(7) *Storage.* All storage areas shall be located at least 20 feet from any street right-of-way and shall be screened from public view by completely opaque screens. Storage shall not be permitted in the street yard, unless permitted by the DRT.

(8) *Fencing.* Fencing may be used for screening, security and landscape enhancement. Fencing shall be set back at least 20 feet from any street right-of-way and be constructed of permanent materials, such as pressure treated wood, masonry, metal or chain link as approved by the DRT. Landscape plantings are encouraged along fences visible from the public

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street.

(9) *Signs.* All signs shall comply with chapter 27 of this Municipal Code and in addition:

(a) The design shall be approved by the DRT.

(b) Ground mounted business identity signs shall not exceed eight feet in height and shall include a landscaped setting of ornamental shrubs, flowers, ground cover or other decorative materials in an area that is at least twice the area of the sign.

(10) *Plan approval procedures.*

(a) *Preliminary consultation.* This meeting is intended to insure that the developer is aware of the community's standards and posture on the development within the I-1A and I-2A districts. Such consultation should occur prior to any extensive outlay of funds on the part of the developer, since the consultation is intended as a device to encourage cooperation between the developer and the city. Such meetings should occur between the developer and members of the development review team.

(b) *Plan submittal.* Five copies of the plan shall be submitted to the building inspection department. The plan shall consist of the following:

1. Name, location, developer and designer of the project.
2. Date of plan preparation.
3. Scale and north arrow.
4. Property dimensions.
5. Location, identification and dimension of existing and proposed:
 - a. Topography (contour interval two feet, if available).
 - b. Existing significant vegetation.
 - c. Public rights-of-way and easements.
 - d. Buildings and structures.
 - e. Freestanding signage, fences, etc.
 - f. Surface water holding ponds, drainage ways and drainage patterns with arrows.
 - g. Loading docks and refuse collection areas.
 - h. Landscaping details and planting schedules.
 - i. All building elevations, including signage and listing of finish materials.
 - j. Site statistics, including gross square footage of both the site and buildings.

(c) *Review and determination.*

1. Within 30 days of plan submittal, the DRT or designee shall review the plan. If the plan is in substantial compliance with this section, it shall be approved.
2. When a discrepancy exists, the DRT shall act as an arbitration board to arrive at a solution.
3. Appeals to these requirements shall be heard by the plan commission at their next regularly scheduled meeting.

OPTION TO REPURCHASE (SAMPLE)