

# Eagle Ridge Business Park Zoning

City of Prescott, WI  
Tuesday, July 31, 2012

## § 635-27. I-3 Mixed Industrial - Commercial District.

- A. Purpose. The I-3 District is provided to accommodate those light industrial uses and commercial uses compatible with one another and often located separate from general retail business centers and that will maintain high standards of site planning, architecture, and landscaping design.
- B. Principle permitted uses.
- (1) Any principal use permitted within the I-1 District.
  - (2) General retail stores.
  - (3) Medical offices (including physicians, dental, chiropractic, physical therapy, and optometry).
  - (4) Legal.
  - (5) Real estate offices.
  - (6) Counseling.
  - (7) Financial institutions (banks, credit unions, and brokerages).
  - (8) Insurance.
  - (9) Travel agency.
  - (10) Business services (consulting, computer, and employment).
  - (11) Accounting.
  - (12) Engineering.
  - (13) Post office.
  - (14) Telephone/telecommunications operations.
  - (15) Printing.
  - (16) Educational functions (technical school, community colleges, etc.).
  - (17) Federal, state, or local government offices.
  - (18) Office showrooms.
  - (19) Funeral homes and crematoriums.
  - (20) Hotel, motel, and inns.
  - (21) Eating and drinking establishments.

- (22) Gas stations and automobile services.
  - (23) Grocery stores.
  - (24) Hardware stores.
- C. Accessory uses. Any use that is clearly accessory to any of the above permitted uses except those that are unreasonably dangerous or generate noise, light, smoke, air, or water pollution that would create a public or private nuisance. Accessory uses include but are not limited to day care within the company or business, warehousing up to 70% of the gross floor area of the business, sales, showrooms, and demonstration areas.
- D. Conditional and special uses.
- (1) Structures or alteration of natural terrain on slopes of 20% or greater.
  - (2) Veterinarian clinic.
  - (3) Child/elder care facilities (freestanding).
  - (4) Warehouse in excess of 70% of permitted business.
- E. Prohibited uses.
- (1) Any use that creates noise, dust, smoke, air, or water pollution or is a hazard to the public.
  - (2) Outside storage.
  - (3) Wastewater treatment facilities.
  - (4) Any use generally classified as heavy industrial uses.
  - (5) Residential housing.
- F. Minimum lot area: 8,000 square feet.
- G. Minimum yards.
- [Amended 9-12-2011 by Ord. No. 11-11]**
- (1) Front or street: 25 feet on front and side yards.
  - (2) Rear: 15 feet if property abuts other industrial or commercial property; 40 feet if property abuts residential property.
  - (3) Side (non street): 20 feet.
- H. Minimum lot width: 100 feet.
- I. Percent slope. No structure or alteration of natural terrain shall be permitted on slopes of 20% or greater, except as a conditional use.
- J. Parking and loading requirements. See Article VI.
- K. Modifications. Requirements stipulated above may be modified in accordance with § 635-11.

# Surrounding Zoning

City of Prescott, WI  
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## **§ 635-25. I-1 Light Industrial District.**

- A. Purpose. The I-1 District is intended to provide for light industrial and manufacturing in areas separated from other sections of the community. In the I-1 District, any light industrial use or business is permitted except those that are dangerous, or generate noise, smoke, traffic, or air, water or soil pollution that would create a public or private liability or nuisance. All residential uses are prohibited.
- B. Principal permitted uses.
- (1) Wholesaling and all C-1 District and C-2 District uses.
  - (2) Industries that do not cause or create odors and noises or pose traffic or health problems.
  - (3) Public facilities and uses including:
    - (a) Governmental, cultural and public buildings or uses, such as fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds and museums.
    - (b) Schools and churches.
  - (4) Other industries consistent with the definition and purpose of the I-1 District.
- C. Accessory uses.
- (1) Essential services.
  - (2) Sales, showrooms and demonstration areas.
- D. Conditional uses. Structures or alteration of natural terrain on slopes of 20% or greater.
- E. Prohibited uses: residential housing.
- F. Minimum lot area: 8,000 square feet.
- G. Maximum building height: 35 feet.
- H. Minimum setback.

### **[Amended 9-12-2011 by Ord. No. 09-11]**

- (1) Front: 25 feet.
  - (2) Rear: 15 feet if property abuts other industrial or commercial property; 40 feet if property abuts residential property.
  - (3) Side: 20 feet on each side.
- I. Minimum lot width: 100 feet.

- J. Sanitary criteria. When, as determined by the Common Council, no public sanitary sewer is available, no more than 75% of the minimum lot area shall be on a slope greater than 12% of soil conditions unsuitable for septic tanks. At least 25% of the lot area shall be under 12% and with soil suitable for septic tanks. There is a five-acre minimum lot size.
- K. Percent slope. No structures or alteration of natural terrain shall be permitted on slopes of 20% or greater, except as conditional use.
- L. Parking and loading requirements. See Article VI.
- M. Performance standards. All uses of land, water and structures in this district must also comply with Article VIII.
- N. Modifications. Requirements stipulated above may be modified in accordance with § 635-11.

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**§ 635-24. Highway Commercial District C-2.**

- A. Purpose. The Highway Commercial District is established to delineate areas appropriate for commercial uses which are either oriented to the highway user or intended as service to vehicles; delineate predominantly retail shopping areas outside of central business district; define standards for development of freeway interchanges; and locate this district in areas served by or readily serviceable by public sewer and water.
- B. Principal permitted uses. All principal permitted uses of the Central Commercial District, plus manufactured and mobile home, vehicle and equipment sales and service establishments; warehousing, wholesaling and storage establishments. *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).*
- C. Accessory uses.
- (1) Dwelling units as a part of the principal building (or permitted use) not to exceed 50% of the usable floor area. Dwelling units shall be on a floor other than the main floor.
  - (2) Essential services.
  - (3) Parking garage or parking areas.
- D. Conditional uses.
- (1) Seasonal roadside stands.
  - (2) Structures or alteration of natural terrain on slopes of 20% or greater.
- E. Special uses.
- (1) Transient travel trailer parks (campgrounds).
- F. Prohibited uses. All uses not specifically permitted.
- G. Minimum yards.

**[Amended 9-12-2011 by Ord. No. 08-11]**

- (1) Front: 25 feet.
  - (2) Rear: 15 feet if property abuts other industrial or commercial property; 40 feet if property abuts residential property.
  - (3) Side: 10 feet on each side.
- H. Minimum lot width: 75 feet.
- I. Sanitary criteria. When, as determined by the Common Council, no public sanitary sewer is available, no more than 75% of the minimum lot area shall be on a slope greater than 12% of soil conditions unsuitable for septic tanks. At least 25% of the lot area shall be under 12% and with soil suitable for septic tanks.

- J. Percent slope. No structures or alteration of natural terrain shall be permitted on slopes of 20% or greater, except as a conditional use.
- K. Parking and loading requirements. See Article VI.
- L. Performance standards. All uses of land, water and structures in this district must also comply with Article VIII.
- M. Modifications. Requirements stipulated above may be modified in accordance with § 635-11.