

TOWN OF PORT WASHINGTON

ORDINANCE NO. 2011- **05**

The Town Board of the Town of Port Washington, Ozaukee County, Wisconsin, does hereby ordain as follows:

That section 340-28 of the Town Code of the Town of Port of Port Washington be repealed and re-created to read as follows:

The M-1 Industrial District is intended to provide for manufacturing, industrial, warehousing, and ancillary uses of a limited nature, limited intensity, and limited size in appropriate locations within the Town of Port Washington.

A. Permitted uses.

- Automobile repair and restoration
- Bedding manufacture
- Beverage bottling and manufacture
- Brewery, brewing and distribution only
- Building contractors
- Candle manufacture
- Catalog order store.
- Catering, on-site food preparation for off-site distribution
- Cleaning, pressing, and dyeing
- Contractor's office
- Electronic appliance manufacture
- Glass products manufacture
- Leather products manufacture
- Light Assembly
- Lumber sales and storage
- Machine manufacture
- Machine shop
- Manufacturing, general
- Metal fabrication
- Packing and packaging
- Plastic products manufacture
- Plumbing sales and service
- Printing
- Professional offices, including but not limited to engineering, architecture, planning, accounting and legal services
- Publisher
- Radio station and television studios
- Self storage facilities
- Tool making, cabinetry and repair shops
- Vinyl products manufacture
- Wood products manufacture

B. Conditional uses.

- (1) Building material sales and storage.
- (2) Drive-through, any category.
- (3) Gas station.
- (4) General warehousing.
- (5) Laboratory.
- (6) Medium to heavy assembly
- (7) Commercial Greenhouses

C. Permitted accessory uses.

- (1) Garages for storage of vehicles used in conjunction with the operation of the permitted use.
- (2) Off-street parking and loading areas.
- (3) Offices, storage, power supply and other uses normally auxiliary to the principle industrial operation.

D. Lot area and width

- (1) Lots shall have a minimum area of one acre.
- (2) Lots shall not be less than 145 feet in width.

E. Yards.

- (1) A minimum street yard (setback) of 50 feet from the highway or road right-of-way shall be required.
- (2) There shall be a side yard on each side of the parcel not less than 20 feet in width.
- (3) There shall be a rear yard of not less than 40 feet.
- (4) A minimum shore yard of 75 feet from the high-water elevation of any navigable water shall be required.
- (5) In an M-1 Zoning District there shall be a buffer that conforms to the landscaping and fencing regulations in §340-59 along any side abutting a residential district.

F. Building.

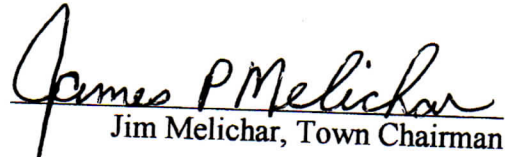
- (1) No building or parts of a building shall exceed 45 feet in height.
- (2) Buildings shall not exceed 40,000 square feet of gross floor area, except that following a public hearing the Plan Commission may approve larger buildings.

G. Offensive uses. The following uses are considered to be offensive and incompatible with the character of the Town of Port Washington and are thus prohibited from use in the M-1 Industrial District. Any of these uses which existed upon the adoption of this chapter shall be considered nonconforming uses and be subject to the requirements of Article IX of this chapter.

- (1) Manufacture of cement, lime, gypsum, plaster of paris, acid, explosives, fertilizer or glue.
- (2) Rendering plants, refineries, or tanneries.
- (3) Stockyards or slaughterhouses.
- (4) Junk or salvage yards.
- (5) Storage of explosives or petroleum and petroleum products in excess of 50,000 gallons.

Adopted this 12<sup>th</sup> day of October, 2011

Town of Port Washington, Ozaukee County, Wisconsin.

  
Jim Melichar, Town Chairman

Attestation:



Jennifer Schlenvogt, Town Clerk

Published/Posted: 10-20-2011