

Sec. 13-1-56 - Suburban Industrial (SI) District.

(a)

Description and Purpose.

(1)

Purpose. This district is intended to permit both large and small scale industrial and office development at an intensity which is consistent with the overall desired suburban community character of the community. Beyond a relatively high minimum Green Space Ratio (GSR), the primary distinguishing feature of this district is that it is geared to indoor industrial activities which are not typically associated with high levels of noise, soot, odors and other potential nuisances for adjoining properties. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

(2)

Rationale. This district is intended to provide a location for suburban intensity light industrial land uses such as assembly operations, storage and warehousing facilities, offices, and light manufacturing which are protected from potential nuisances associated with certain development permitted within the Heavy Industrial (HI) District. In addition, land uses shall comply with the minimum performance standards presented in Article H.

(b)

List of Allowable Land Uses (per Article C).

(1)

Land Uses Permitted by Right [per [Section 13-1-81\(b\)](#)].

a.

Cultivation [per [Section 13-1-87\(a\)](#)].

b.

Selective Cutting [per [Section 13-1-87\(f\)](#)].

c.

Passive Outdoor Public Recreation [per [Section 13-1-88\(a\)](#)].

d.

Active Outdoor Public Recreation [per [Section 13-1-88\(b\)](#)].

e.

Indoor Institutional [per [Section 13-1-88\(c\)](#)].

f.

Public Services and Utilities [per [Section 13-1-88\(e\)](#)].

g.

Office [per [Section 13-1-89\(a\)](#)].

- h. Indoor Maintenance Service [per [Section 13-1-89\(e\)](#)].
- i. Indoor Storage or Wholesaling [per [Section 13-1-90\(a\)](#)].
- j. Light Industrial [per [Section 13-1-92\(a\)](#)].

(2)

Land Uses Permitted as Conditional Use [per [Section 13-1-81\(c\)](#)].

- a. Clear Cutting [per [Section 13-1-87\(g\)](#)].
- b. Outdoor Institutional [per [Section 13-1-88\(d\)](#)].
- c. Indoor Commercial Entertainment [per [Section 13-1-89\(h\)](#)].
- d. Group Day Care Center (9+ children) [per [Section 13-1-89\(m\)](#)].
- e. Personal Storage Facility [per [Section 13-1-90\(c\)](#)].
- f. Airport/Heliport [per [Section 13-1-91\(b\)](#)].
- g. Distribution Center [per [Section 13-1-91\(d\)](#)].
- h. Communication Tower [per [Section 13-1-92\(c\)](#)].

(3)

Land Uses Permitted as Accessory Uses [per [Section 13-1-81\(d\)](#)].

- a. Land Uses Permitted by Right.
 - 1. Farm Residence [per [Section 13-1-93\(c\)](#)].
 - 2. Company Cafeteria [per [Section 13-1-93\(e\)](#)].
 - 3. Indoor Sales Incident to Light Industrial Use [per [Section 13-1-93\(i\)](#)].
- b. Land Uses Permitted as Conditional Use.
 - 1.

Company Provided On-Site Recreation [per Section 13-1-93(f)].

(4)

Land Uses Permitted as Temporary Uses [per Section 13-1-81(e)].

a.

Outdoor Assembly [per Section 13-1-94(b)].

(c)

Regulations Applicable to Residential Uses. Not Applicable.

(d)

Regulations Applicable to Nonresidential Uses.

(1)

Nonresidential Density and Intensity Requirements.

a.

Minimum Landscape Surface Ratio (LSR): .250.

b.

Maximum Building Size (MBS): na.

(2)

Nonresidential Bulk Requirements. (Bold letters refer to diagram)

a.

Minimum Lot Area: One acre (20,000 sf is permitted with a conditional use permit and site plan for end use of property demonstrating full compliance with this Chapter. Existing lots smaller than one acre may be used for nonresidential uses. No new lots smaller than 20,000 sf may be created.) **(A)**

b.

Minimum Lot Width: 100 feet. **(B)**

c.

Minimum Setbacks.

1.

Building to Front or Street Side Lot Line: 25 feet. **(C)**

2.

Building to Residential Side Lot Line: 10 feet. **(D)**

3.

Building to Residential Rear Lot Line: 20 feet. **(E)**

4.

Building to Nonresidential Side Lot Line: 10 feet or 0 feet on zero lot line side. **(F)**

5.

Building to Nonresidential Rear Lot Line: 20 feet. **(G)**

6. Peripheral Setback: See [13-1-249\(d\)\(2\)](#) along zoning district boundary. **(H)**

7. Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street. **(I)**

d. Minimum Building Separation: 20 feet. **(J)**

e. Maximum Building Height: 45 feet. **(K)**

f. Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in Sections [13-1-85](#) through [13-1-95](#). **(L)**

(3)

Nonresidential Landscaping Requirements (Nonresidential, Two-Family and Multifamily).

a. 40 landscaping points per 100 linear feet of building foundation.

b. 10 landscaping points per 1,000 sf of gross floor area.

c. 40 landscaping points per 100 linear feet of street frontage.

d. 80 landscaping points per 10,000 sf paved area/20 stalls.

(4)

Nonresidential Performance Standards (See Article H).

(5)

Nonresidential Signage Regulations (See Article I).

Sec. 13-1-57 - Urban Industrial (UI) District. 

(a)

Description and Purpose.

(1)

Purpose. This district is intended to permit both large and small scale industrial and office development at an intensity which is consistent with existing transition and urban intensity development. Beyond a relatively high minimum Green Space Ratio (GSR), the primary distinguishing feature of this district is that it is geared to indoor industrial activities which are not typically

associated with high levels of noise, soot, odors and other potential nuisances for adjoining properties. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

(2)

Rationale. This district is intended to provide a location for urban intensity light industrial land uses such as assembly operations, storage and warehousing facilities, offices, and light manufacturing which are protected from potential nuisances associated with certain development permitted within the Heavy Industrial (HI) District. In addition, uses shall comply with the minimum performance standards presented in Article H.

(b)

List of Allowable Land Uses (per Article C).

(1)

Land Uses Permitted by Right [per [Section 13-1-81\(b\)](#)].

a.

Cultivation [per [Section 13-1-87\(a\)](#)].

b.

Selective Cutting [per [Section 13-1-87\(f\)](#)].

c.

Passive Outdoor Public Recreation [per [Section 13-1-88\(a\)](#)].

d.

Public Services and Utilities [per [Section 13-1-88\(e\)](#)].

e.

Office [per [Section 13-1-89\(a\)](#)].

f.

Indoor Maintenance Service [per [Section 13-1-89\(e\)](#)].

g.

Indoor Storage or Wholesaling [per [Section 13-1-90\(a\)](#)].

h.

Off-Site Parking Lot [per [Section 13-1-91\(a\)](#)].

i.

Distribution Center [per [Section 13-1-91\(d\)](#)].

j.

Light Industrial [per [Section 13-1-92\(a\)](#)].

(2)

Land Uses Permitted as Conditional Use [per [Section 13-1-81\(c\)](#)].

a.

Clear Cutting [per [Section 13-1-87\(g\)](#)].

- b. Group Day Care Center (9+ children) [per [Section 13-1-89\(m\)](#)].
- c. Vehicle Repair and Maintenance [per [Section 13-1-89\(q\)](#)].
- d. Outdoor Storage or Wholesaling [per [Section 13-1-90\(b\)](#)].
- e. Personal Storage Facility [per [Section 13-1-90\(c\)](#)].
- f. Airport/Heliport [per [Section 13-1-91\(b\)](#)].
- g. Communication Tower [per [Section 13-1-92\(c\)](#)].
- h. Outdoor Display [per [Section 13-1-89\(d\)](#)].

(3)

Land Uses Permitted as Accessory Uses [per [Section 13-1-81\(d\)](#)].

a.

Land Uses Permitted by Right.

1.

Company Cafeteria [per [Section 13-1-93\(e\)](#)].

2.

Indoor Sales Incidental to Light Industrial Use [per [Section 13-1-93\(i\)](#)].

b.

Land Uses Permitted as Conditional Use.

1.

Company Provided On-Site Recreation [per [Section 13-1-93\(f\)](#)].

(4)

Land Uses Permitted as Temporary Uses [per [Section 13-1-81\(e\)](#)].

1.

Outdoor Assembly [per [Section 13-1-94\(b\)](#)].

(c)

Regulations Applicable to Residential Uses. Not Applicable.

(d)

Regulations Applicable to Nonresidential Uses.

(1)

Nonresidential Density and Intensity Requirements.

- a. Minimum Landscape Surface Ratio (LSR): .100.
- b. Maximum Building Size (MBS): na.

(2)

Nonresidential Bulk Requirements. (Bold letters refer to diagram)

- a. Minimum Lot Area: 6,500 sf. **(A)**
- b. Minimum Lot Width: 100 feet. **(B)**
- c. Minimum Setbacks.
 - 1. Building to Front or Street Side Lot Line: 25 feet. **(C)**
 - 2. Building to Residential Side Lot Line: 10 feet. **(D)**
 - 3. Building to Residential Rear Lot Line: 20 feet. **(E)**
 - 4. Building to Nonresidential Side Lot Line: 10 feet or 0 feet on zero lot line side. **(F)**
 - 5. Building to Nonresidential Rear Lot Line: 20 feet. **(G)**
 - 6. Peripheral Setback: See [13-1-249\(d\)\(2\)](#) along zoning district boundary. **(H)**
 - 7. Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street. **(I)**
- d. Minimum Building Separation: 20 feet. **(J)**
- e. Maximum Building Height: 45 feet. **(K)**
- f. Minimum Number of Off-Street Parking Spaces Required on the Lot. See parking lot requirements per specific land use in Sections [13-1-85](#) through [13-1-95](#). **(L)**

(3)

Nonresidential Landscaping Requirements (Nonresidential, Two-Family and Multifamily).

- a. 20 landscaping points per 100 linear feet of building foundation.
- b. 5 landscaping points per 1,000 sf of gross floor area.
- c. 20 landscaping points per 100 linear feet of street frontage.
- d. 40 landscaping points per 10,000 sf paved area/20 stalls.

(4)

Nonresidential Performance Standards (See Article H).

(5)

Nonresidential Signage Regulations (See Article I).

(Ord. No. 06-717, § 1, 5-11-06)

Sec. 13-1-58 - Heavy Industrial (HI) District.

(a)

Description and Purpose.

(1)

Purpose. This district is intended to permit both large and small scale industrial and office development at an intensity which provides ample incentive for infill development and redevelopment of industrial areas existing as of the effective date of this Chapter. This district is designed to permit a very wide variety of industrial uses which may occur both indoors and outdoors, including certain land uses which are permitted in no other zoning district because of their potential to create nuisances for adjoining properties. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

(2)

Rationale. This district is intended to provide a location for both light and heavy industrial uses in a zoning district in which the potential for nuisance complaints from nearby properties is minimized. It must be emphasized that this is not a district where virtually any land use is permitted, as all uses shall comply with the minimum performance standards presented in Article H. In addition, certain land uses such as extraction, junkyards and salvage operations, and freight terminals are permitted within this district only upon the granting of a conditional use permit.

(b)

List of Allowable Land Uses (per Article C).

(1)

Land Uses Permitted by Right [per [Section 13-1-81\(b\)](#)].

- a. Cultivation [per [Section 13-1-87\(a\)](#)].
- b. Selective Cutting [per [Section 13-1-87\(f\)](#)].
- c. Passive Outdoor Public Recreation [per [Section 13-1-88\(a\)](#)].
- d. Public Services and Utilities [per [Section 13-1-88\(e\)](#)].
- e. Office [per [Section 13-1-89\(a\)](#)].
- f. Indoor Maintenance Service [per [Section 13-1-89\(e\)](#)].
- g. Indoor Storage or Wholesaling [per [Section 13-1-90\(a\)](#)].
- h. Outdoor Storage or Wholesaling [per [Section 13-1-90\(b\)](#)].
- i. Off-Site Parking Lot [per [Section 13-1-91\(a\)](#)].
- j. Distribution Center [per [Section 13-1-91\(d\)](#)].
- k. Light Industrial [per [Section 13-1-92\(a\)](#)].
- l. Heavy Industrial [per [Section 13-1-92\(b\)](#)].

(2)

Land Uses Permitted as Conditional Use [per [Section 13-1-81\(c\)](#)].

- a. Agricultural Services [per [Section 13-1-87\(d\)](#)].
- b. Clear Cutting [per [Section 13-1-87\(g\)](#)].
- c. Outdoor Maintenance Service [per [Section 13-1-87\(f\)](#)].
- d. Sexually Oriented Land Use [per [Section 13-1-89\(p\)](#)].
- e.

- f. Vehicle Repair and Maintenance [per [Section 13-1-89\(q\)](#)].
- g. Junkyard or Salvage Yard [per [Section 13-1-90\(d\)](#)].
- h. Waste Disposal Facility [per [Section 13-1-90\(e\)](#)].
- i. Composting Operation [per [Section 13-1-90\(f\)](#)].
- j. Airport/Heliport [per [Section 13-1-91\(b\)](#)].
- k. Freight Terminal [per [Section 13-1-91\(c\)](#)].
- k. Communication Tower [per [Section 13-1-92\(c\)](#)].

(3)

Land Uses Permitted as Accessory Uses [per [Section 13-1-81\(d\)](#)].

a.

Land Uses Permitted by Right.

1.

Farm Residence [per [Section 13-1-93\(d\)](#)].

2.

Private Residential Garage or Shed [per [Section 13-1-93\(f\)](#)].

3.

Company Cafeteria [per [Section 13-1-93\(e\)](#)].

4.

Indoor Sales Incident to Light Industrial Use [per [Section 13-1-93\(i\)](#)].

b.

Land Uses Permitted as Conditional Use.

1.

Company Provided On-Site Recreation [per [Section 13-1-93\(f\)](#)].

(4)

Land Uses Permitted as Temporary Uses [per [Section 13-1-81\(e\)](#)].

a.

Outdoor Assembly [per [Section 13-1-94\(b\)](#)].

(c)

Regulations Applicable to Residential Uses. Not Applicable.

(d)

Regulations Applicable to Nonresidential Uses.

(1)

Nonresidential Density and Intensity Requirements.

- a. Minimum Landscape Surface Ratio (LSR): .000.
- b. Maximum Building Size (MBS): na.

(2)

Nonresidential Bulk Requirements.

- a. Minimum Lot Area: 6,500 sf. **(A)**
- b. Minimum Lot Width: 100 feet. **(B)**
- c. Minimum Setbacks.
 - 1. Building to Front or Street Side Lot Line: 25 feet. **(C)**
 - 2. Building to Residential Side Lot Line: 10 feet. **(D)**
 - 3. Building to Residential Rear Lot Line: 40 feet. **(E)**
 - 4. Building to Nonresidential Side Lot Line: 10 feet or 0 feet on zero lot line side. **(F)**
 - 5. Building to Nonresidential Rear Lot Line: 20 feet. **(G)**
 - 6. Peripheral Setback: See [Section 13-1-249\(d\)\(2\)](#) along zoning district boundary. **(H)**
 - 7. Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street. **(I)**
- d. Minimum Building Separation: 20 feet. **(J)**
- e. Maximum Building Height: 45 feet. **(K)**
- f.

Minimum Number of Off-Street Parking Spaces Required on the Lot:
See parking lot requirements per specific land use in Sections [13-1-85](#) through [13-1-95](#). (L)

(3)

Nonresidential Landscaping Requirements (Nonresidential, Two-Family and Multifamily).

a.

20 landscaping points per 100 linear feet of building foundation.

b.

5 landscaping points per 1,000 sf of gross floor area.

c.

20 landscaping points per 100 linear feet of street frontage.

d.

40 landscaping points per 10,000 sf paved area/20 stalls.

(4)

Nonresidential Performance Standards (See Article H).

(5)

Nonresidential Signage Regulations (See Article I).

Sec. 13-1-91 - Transportation Land Uses. 

(a)

Off-Site Parking Lot.

(1)

Description. Off-site parking lots are any areas used for the temporary parking of vehicles which are fully registered, licensed and operative. See also [Section 13-1-283](#) for additional parking regulations.

(2)

Permitted Use Regulations: (UC, CC, UI, HI).

a.

Access to an off-site parking lot shall only be permitted to a collector or arterial street.

b.

Access and vehicular circulation shall be designed so as to discourage cut-through traffic.

(3)

Conditional Use Regulations. Not applicable.

(4)

Parking Regulations. No requirement.

(b)

Airport/Heliport.

(1)

Description. Airports and heliports are transportation facilities providing takeoff, landing, servicing, storage and other services to any type of air transportation. The operation of any type of air vehicle (including ultralight aircraft, hang gliders, parasails, and related equipment, but excepting model aircraft) within the jurisdiction of this Chapter shall occur only in conjunction with an approved airport or heliport.

(2)

Permitted by Right. Not applicable.

(3)

Conditional Use Regulations (SO, SI, UI, HI).

a.

All buildings, structures, outdoor airplane or helicopter storage areas, and any other activity areas shall be located a minimum of 100 feet from all lot lines.

b.

Facility shall provide a bufferyard with a minimum opacity of 1.00 along all borders of the property not otherwise completely screened from activity areas by buildings or structures (see [Section 13-1-249](#)).

c.

Shall comply with [Section 13-1-363](#), standards and procedures applicable to all conditional uses.

(4)

Parking Regulations. One space per each employee on the largest work shift, plus one space per every 5 passengers based on average daily ridership.

(c)

Freight Terminal.

(1)

Description. Freight terminals are defined as land and buildings representing either end of one or more truck carrier line(s) which may have some or all of the following facilities: yards, docks, management offices, storage sheds, buildings and/or outdoor storage areas, freight stations, and truck maintenance and repair facilities, principally serving several or many businesses and always requiring trans-shipment.

(2)

Permitted by Right. Not applicable.

(3)

Conditional Use Regulations (HI).

a.

Facility shall provide a bufferyard with a minimum opacity of 1.00 along all property borders abutting residentially zoned property (see [Section 13-1-249](#)).

b.

All buildings, structures, outdoor storage areas, and any other activity areas shall be located a minimum of 100 feet from all lot lines abutting residentially zoned property.

c.

In no instance shall activity areas be located within a required frontage landscaping or bufferyard areas.

d.

Shall comply with [Section 13-1-363](#), standards and procedures applicable to all conditional uses.

(4)

Parking Regulations. One space per each employee on the largest work shift.

(d)

Distribution Center.

(1)

Description. Distribution centers are facilities oriented to the short-term indoor storage and possible repackaging and reshipment of materials involving the activities and products of a single user. Retail outlets associated with this use shall be considered accessory uses per [Section 13-1-93](#), below.

(2)

Permitted by Right (UI, HI).

(3)

Conditional Use Regulations (SI).

a.

Facility shall provide a bufferyard with a minimum opacity of 1.00 along all property borders abutting residentially zoned property (see [Section 13-1-249](#)).

b.

All buildings, structures, outdoor storage areas, and any other activity areas shall be located a minimum of 100 feet from all lot lines abutting residentially zoned property.

c.

In no instance shall activity areas be located within a required frontage landscaping or bufferyard areas.

d.

Shall comply with [Section 13-1-363](#), standards and procedures applicable to all conditional uses.

(4)

Parking Regulations. One space per each employee on the largest work shift.

Sec. 13-1-92 - Industrial Land Uses.

(a)

Light Industrial Land Use.

(1)

Description. Light industrial land uses are industrial facilities at which all operations (with the exception of loading operations):

a.

Are conducted entirely within an enclosed building;

b.

Are not potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line;

c.

Do not pose a significant safety hazard (such as danger of explosion); and

d.

Comply with all of the performance standards listed for potential nuisances in Article H.

Light industrial land uses may conduct retail sales activity as an accessory use provided that the requirements of [Section 13-1-93\(j\)](#), below, are complied with.

(2)

Permitted by Right (SI, UI, HI).

a.

All activities, except loading and unloading, shall be conducted entirely within the confines of a building.

(3)

Conditional Use Regulations. Not applicable.

(4)

Parking Regulations. One space per each employee on the largest work shift.

(b)

Heavy Industrial Land Use.

(1)

Description. Heavy industrial land uses are industrial facilities which do not comply with one or more of the following criteria:

a.

Are conducted entirely within an enclosed building;

b.

Are not potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line; and

c.

Do not pose a significant safety hazard (such as danger of explosion).

More specifically, heavy industrial land uses are industrial land uses which may be wholly or partially located outside of an enclosed building; may have the potential to create certain nuisances which are detectable at the property line; and may involve materials which pose a significant safety hazard. However, in no instance shall a heavy industrial land use exceed the performance standards listed in Article H. Examples of heavy industrial land uses include meat product producers; alcoholic beverage producers; paper, pulp or paperboard producers; chemical and allied product producers (except drug producers) including poison or fertilizer producers; petroleum and coal product producers; asphalt, concrete or cement producers; tanneries; stone, clay or glass product producers; primary metal producers; heavy machinery producers; electrical distribution equipment producers; electrical industrial apparatus producers; transportation vehicle producers; commercial sanitary sewage treatment plants; railroad switching yards; and recycling facilities not involving the on-site storage of salvage materials.

(2)

Permitted by Right (HI).

a.

Facility shall provide a bufferyard with a minimum opacity of 1.00 along all borders of the property abutting properties which are not zoned (HI) (see [Section 13-1-249](#)).

b.

All outdoor activity areas shall be located a minimum of 100 feet from residentially zoned property. No materials shall be stacked or otherwise stored so as to be visible over bufferyard screening elements.

(3)

Conditional Use Regulations. Not applicable.

(4)

Parking Regulations. One space per each employee on the largest work shift.

(c)

Communication Tower.

(1)

Description. Communication towers include all free-standing broadcasting, receiving, or relay structures, and similar principal land uses; and any office, studio or other land uses directly related to the function of the tower.

(2)

Permitted by Right. Not applicable.

(3)

Conditional Use Requirements (SI, UI, HI).

a.

Tower shall be located so that there is sufficient radius of clear land around the tower so that its collapse shall be completely contained on the property.

b.

The installation and continued maintenance of a bufferyard with a minimum opacity of .80 along property borders abutting residentially zoned property (see [Section 13-1-249](#)).

c.

Shall comply with [Section 13-1-363](#), standards and procedures applicable to all conditional uses.

(4)

Parking Regulations. One space per employee on the largest work shift.

(d)

Extraction Use.

(1)

Description. Extraction uses include and land uses involving the removal of soil, clay, sand, gravel, rock, minerals, peat, or other material in excess of that required for approved on-site development or agricultural activities.

(2)

Permitted by Right. Not applicable.

(3)

Conditional Use Regulations (Planned Development only).

a.

Shall receive approval from Dane County prior to action by the City of Verona, and shall comply with all County, State and Federal regulations.

b.

Facility shall provide a bufferyard with a minimum opacity of 1.00 along all borders of the property (see [Section 13-1-249](#)).

c.

All buildings, structures, and activity areas shall be located a minimum of 300 feet from all lot lines.

d.

Required site plans shall include detailed site restoration plans, which shall include at minimum, detailed grading and revegetation plans, and a detailed written statement indicating the timetable for such restoration. A surety bond, in an amount equivalent to 110% of the costs determined to be associated with said restoration (as determined by a third party selected by the City), shall be filed with the City by the Petitioner (subject to approval by the Zoning Administrator), and shall be held by the City for the purpose of ensuring that the site is restored to its proposed condition. (The requirement for said surety is waived for waste disposal facilities owned by public agencies.)

e.

Shall comply with [Section 13-1-363](#), standards and procedures applicable to all conditional uses.

(4)

Parking Regulations. One space per each employee on the largest work shift.