

2023 - First Quarter
Potential Scribner Errors for Consideration

Page	Section	Description of Edit	Staff Comments
Article II Residential Districts			
2-14	14-27 Table 2-8(c)	Change "Maximum Floor Area" to "Maximum Building Coverage".	
2-14	14-27 Table 2-8(c)	Change "650" to "650" calculated separately from allowed accessory building square footage".	
Article III Mixed-Use Districts			
3-10	14-44(4)(a)	Remove remnant sentence, "Does not apply to Riverfront building."	
3-11	14-34	Remove extra period and space at end of sentence "...indicated in <u>Table 3-2</u> . "	
Article IV Commercial and Employment Districts			
4-1	14-40(2)(a)	Change period to comma: "...commercial, business park..."	
4-2	14-41 Table 4-2	Change "Transitional" to Transitional Yard".	
Article VII Uses			
7-6	14-70 Table 7-1 (OTHER)	Move "OTHER" lines to the end of the table to be sequential in numbering.	
7-16	14-76(3)	Replace "Farms may be principal accessory uses and..." with "Crop agriculture...".	
Article VIII Parking and Access			
8-9	14-87 Table 8-3(2)c.	Change word "opening" to "door".	
8-9	14-87 Table 8-4 [1] & [2]	Correct space mark after the numbers.	
Article IX Building and Site Design			
9-1	14-91(1)	Change "...and I districts..." to "...BP, and I Districts...".	
Article X Landscape and Screening			
10-6	14-106(7)(a)	Add word: "Fences must be durable..."	
10-6	14-107(7)(b)	Remove the last sentence to create a new (d) "Chain-link fencing may not be used to satisfy the regulations of this article."	
Article XI Signs			
11-5	14-111 Table 11-1	Retitle table as "Permitted and Prohibited Signs".	
11-6 through 11-10	14-111 Table 11-2 through Table 11-8	Remove the word, "Permanent" from the title of each table.	
11-8	14-111 Table 11-5	For pole sign change "1 (per property)" to "1 total per property"	
Article XVI Language, Measurements, and Definitions			
16-18	14-163(25) Figure 16-10	Move the grey "side yard" rectangle on the right side down to be in line with the principle building.	

Potential Ordinance Revisions for Consideration

Page	Section	Description of Edit	Staff Comments
Article II Residential Districts			
2-2	Insert new 14-21(8) between (7) and (8).	<p>Add new 14-21(8) Voluntary replacement of nonconforming buildings in within setbacks -- The voluntary nonconforming building replacement of an existing nonconforming principal building or accessory building within a setback is allowed provided all of the below requirements are followed: a. The zoning district is R1-45, R1-60, R2-45, or R2-60. b. the proposed building footprint and height does not exceed the existing building footprint and height. c. Firewall protection is provided for building portions that are less than 5-feet from a property line. d. There are no existing easements or encumbrances that prohibit construction.</p>	
2-2	14-21(8)	Renumber existing "(8) Design" to read "(9) Design".	
2-2	new 14-21(10)	Add new (10) by establishing average setbacks for existing residential neighborhoods. The law of averages for front, side, and rear setbacks in neighborhoods. Average must comply with the average of properties within 300' on both sides of the street. Outlying "extreme" samples in the 300' would be removed from the average (properties with more than a 15% variation of the average).	
2-4	14-22 Table 2-3(b)	For R1-45, R2-45 only: Reduce the 6' interior side yard setback to 4' [2].	
2-4	14-22 Table 2-3(c)	For all zoning districts: Reduce the 6' [2] minimum side and rear setbacks to 4' [2]. Add new footnote [2] between [1] and [2]: "UDC code requirements must be met for development near property lines."	
2-4	14-22 Table 2-3(b)	Update table and footnote numbering to accommodate new [2], to properly read 1 through 4, instead of 1 through 3.	

2-6	14-23 Table 2-4(b)	Change R2-45 front-façade garage entrance from "Not allowed" to read "Not allowed [1]". At bottom of table add new footnote "[1] Unless the lot does not have rear access, in which case front-facing garage is allowed with minimum 20-foot setback."	
2-6	14-23 Table 2-4	Update table and footnote numbering to accommodate new [1], to properly read 1 through 3, instead of 1 through 2.	
2-8	14-24 Table 2-5(b)	Change R2-45 front-façade garage entrance from "Not allowed" to read "Not allowed [1]". At bottom of table add new "[1] Unless the lot does not have rear access, in which case front-facing garage is allowed with minimum 20-foot setback."	
2-8	14-24 Table 2-5(b)	Change RM front-façade garage entrance from "Not allowed" to "25".	
2-8	14-24 Table 2-5(d)	Change accessory building height from "15 [2]" to "20 [3]" to match requirement for other house types.	
2-8	14-24 Table 2-5	Update table and footnote numbering to accommodate new [1], to properly read 1 through 3, instead of 1 through 2.	
2-12	14-26(1)	Change description from "...a residential building that is..." to "...a residential building or residential buildings that are..."	
2-12	14-26 Table 2-7(e)	Change accessory building height from "15 [2]" to "20 [2]" to match other residential building types.	
2-15	14-27(4)	Add new 14-27(4)(k): "Maximum Square Footage -- The culmination of accessory buildings and backyard cottage may exceed 850 square feet only if the additional square footage is on a second floor or basement level."	
Article III Mixed-Use Districts			
3-10	14-33(4)(c)	Clarify step-back regulations to be 10' instead of 12' by replacing first sentence with, "Where step-backs are required, upper stories that face streets must be setback a minimum 10 feet from the street frontage."	
3-16	14-35 Table 3-5(a)	Change permitted driveway access location from "1 per 200 feet of street frontage" to "1 per 100 feet of street frontage" to match 14-87 Table 8-3 on page 8-9.	
Article IV Commercial and Employment Districts			

4-1	14-40(2)(d)1. and 2.	The descriptions for Business Park (BP-1) District and Business Park (BP-2) District are reversed in the Ordinance. Swap the descriptions.	
4-2	14-41 Table 4-2	Change Rear setback to be "20" for all without any footnote references.	
4-2	14-41 Table 4-2[2]	Change Transitional width to "50 [1] [2]" to match former zoning ordinance. Revise Footnote [1] to read "Required only when abutting residential zoning district." Revise Footnote [2] to read "Additional landscaping or fence required to provide visual screening when abutting residential zoning district, as defined in 14-106(8)."	
Article VII Uses			
7-3	14-70 Table 7-1	Add "School" to the C District as 'permitted by right'.	
7-5	14-70 Table 7-1	Add "Crop Agriculture" to the C District as 'permitted by right'.	
7-5	14-70 Table 7-1 (ACCESSORY)	Add missing items from descriptive text to the table: Backyard Cottages (already added); Amateur Radio Service Antennas as permitted in all districts; Crop Agriculture as permitted O, C, BP-1, BP-2, I, and AG districts; Drive- and Drive Through Uses (already added); Electric Vehicle Charging Stations as permitted in all districts; Geothermal Energy Systems as permitted in all districts; Home Occupations (already added); Outdoor Display as permitted in MX-2, MX-3, and C; Outdoor Storage (already added); Residential Composting as permitted in R1, R2, RM-1, RM-2; Satellite Dish Antennas as permitted in all districts; Secondary Suites (already added); Solar Energy Systems as permitted in all districts.	
7-10	1473(9)(d)	Correct "6 consecutive days" to "7 consecutive days".	
7-17	14-78	Add new (2) Backyard Cottage -- (a) General. See regulations in 14-27.	
7-17	14-78	Add new (3) Crop Agriculture -- (a) Crop agriculture may be located on land, on a roof, or within a building.	
7-17 to 7-22	14-78	Properly renumber (2) though (12) to be (2) through (14).	
Article VIII Parking and Access			
8-11	14-89	Rename Section as "Loading Spaces, Trucking and transportation Terminals"	

8-11	14-89	Before (1) add a new "(1) Loading Space Requirements" and re-letter original (1) through (7) as (a) through (g).	
8-11	14-89	Re-word the re-lettered (a) to "All uses engaged in receiving or shipping goods by truck or large delivery vehicles must provide loading and unloading facilities."	
8-11	14-89	Add a new 14-89(2) Trucking and Transportation Terminal Requirements: (a) Parking areas and access drives have the same surfacing requirements as off-street parking. See 14-86(7) for requirements. (b) Parking areas and access drives are not allowed within front, side, street side, and rear setbacks except for access drives that connect directly to a right-of-way. (c) Parking areas and access drives are not allowed within transitional areas. (c) A 6' tall solid fence, hedge, or berm is required to screen the front, side, and rear of the parking areas. (d) Street right-of-way trees are required along all street frontages. See 14-102 for requirements. (e) A minimum of one tree is required every 35 feet along the non-street fronted property lines.	
Article X Landscape and Screening			
10-2	14-103(3)(a)4.a.	Revise sentence to read "A vegetative screen consisting of shrubs or a planted berm to form a continuous barrier (hedge) at least 3 feet in height.	
10-6	14-107(7)(b)	Remove the last sentence and add back in as the last sentence of (a) "...structurally stable. Chain-link fencing may not be used to satisfy the regulations of this article."	

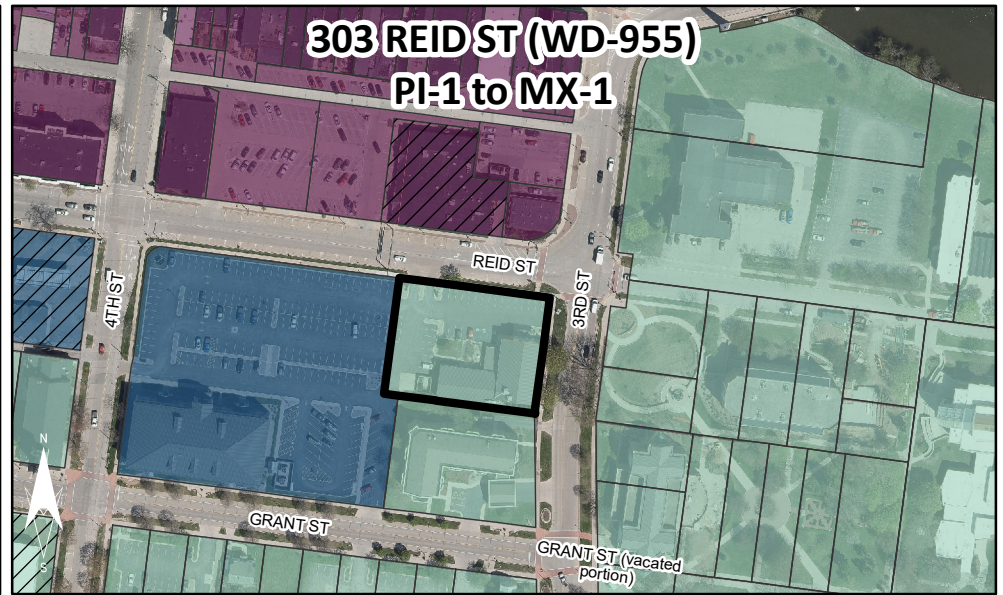
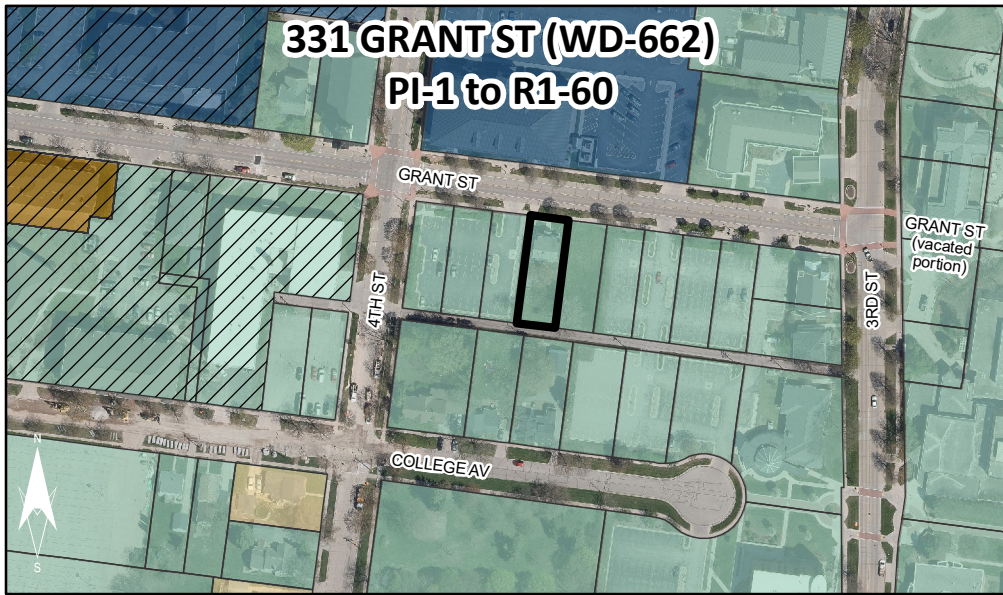
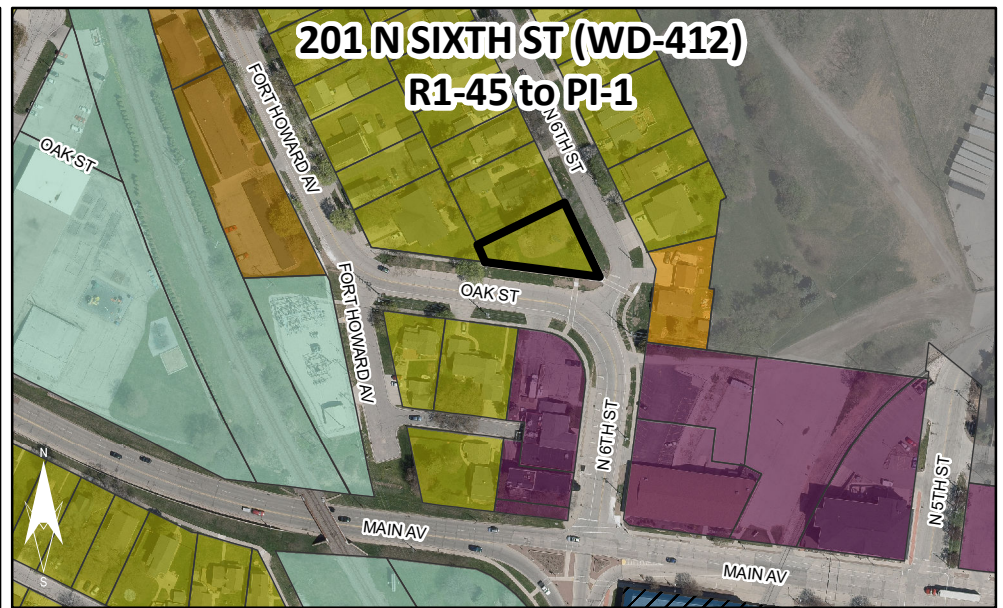
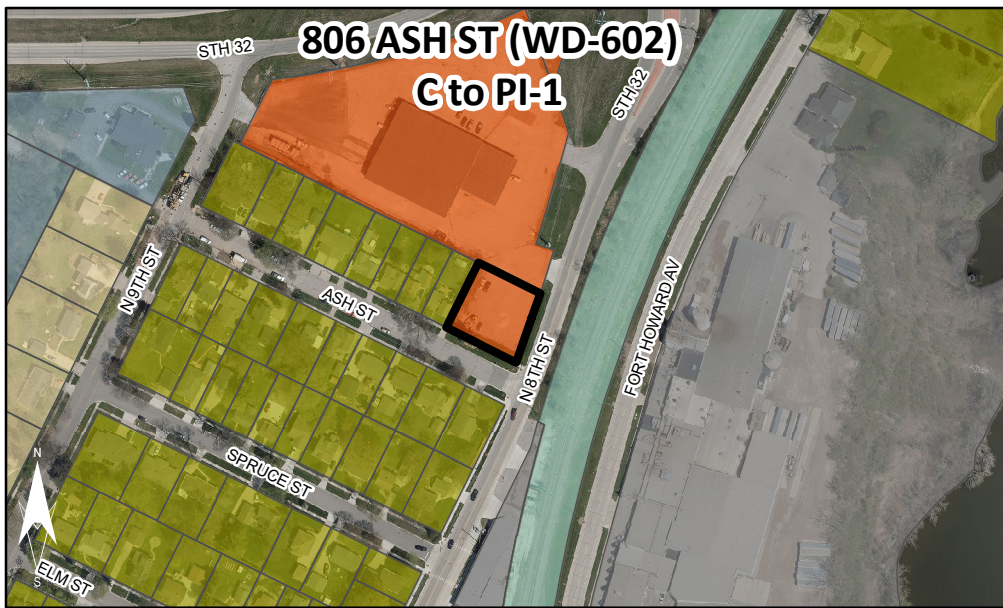
10-6	Add new 14-106(8)	(8) Transitional Yard Areas -- Additional landscaping or fence are required to provide visual screening when O, C, BP, and I districts abut residential zoning districts. Transitional yard area requirements include all of the following: (a) A landscaped area that is a minimum of 50 feet wide that is parallel to the residential district (unpaved and without buildings). (2) A minimum 6 foot tall berm that is parallel to the residential district. (3) Trees planted every 35 feet the full length of the landscaped area, on top of the berm. (4) Storm water management features may be placed within a transitional yard area.	
Article XI Signs			
11-5	14-111 Table 11-1	Add new "Directional (wall)" category as permitted with permit under BP-1, BP-2, and I. (Regulations added to Table 11-5 & Table 11-6 (details below).	
11-5	14-111 Table 11-1	Add Marquee as permitted with permit under ROW.	
11-7	14-111 Table 11-4	For wall signs, split the allowed illumination for MX1, MX2, MX3 to be "external, backlit, halo, internal if lettering only", and MX3, GX2 to be external, backlit, halo, internal".	
11-7, 11-8, 11-9	14-111, Tables 11-5, 11-6, 11-7	The Height for wall signs requires a conditional use if over 20' high. Change to allowed when "Below parapet, or 20' if no parapet exists."	
11-8	14-111 Table 11-5	For Business Center and marquee signs, add "EMS" as an allowed illumination. For pole sign, remove "EMS" from list of allowed illumination.	
11-8	14-111 Table 11-5 and Table 11-6	Add a "[1]" to end of maximum area for wall signs with sliding size scale. Add Footnote "[1] Distance may be measured from the wall sign to the nearest street fronted travel lane or highway fronted travel lane."	
11-9	14-111 Table 11-6	Add new "Directional (Wall)" with regulations: BP-1, BP-2, I; NA - Only allowed on side and rear building facade; 20'; 15 SF; NA; NA; External, backlit, halo, internal.	

Article XII Approval Procedures			
12-9, 12-10	14-125(1), 14-125(5), 14-125(5)(j), 14-125(6)(a)	Add Article II (residential districts) and Article VIII (parking and access) to design exceptions.	
Article XVI Language, Measurements, and Definitions			
16-15	14-163(19)	Add definition for "Sign, Directional (wall). A sign located on the wall of a building that guides a customer or truck to a specific entrance or exit on the building. Directional (wall) signs do not advertise a business name.	

2023

Potential Official Zoning Map Revisions

Existing Zoning	Proposed Zoning	Parcel Number	Street Address	Reason For Change/No Change
C	PI-1	WD-602	806 Ash ST	Utilities and Public Service Facilities -- map error -- permitted in PI-1.
PI-1	MX1	WD-995	303 Reid ST	Restaurant/Bar -- map error -- permitted use in MX1.
PI-1	R1-60	WD-662	331 Grant ST	Privately owned one-unit house -- map error -- permitted use in R1-60.
R-45	PI-1	WD-412	201 N SIXTH ST	Parks and Recreation (Lawton Park) -- map error -- Permitted use in P-1.
RM-2	PI-1	WD-2022	0 Lawrence DR	Storm Water Management System -- map error -- Permitted use in P-1.
R1-60 and R1-80	R1-45	Multiple	See Map	One-unit houses in a historic district -- permitted use in R1-45.



Zoning Map Amendmends Detail (Draft For Review - March 2023)

Parcels

Pre-Existing PDD (Prior to Jan 1, 2023)

0 70 140 280 420 560 700 Feet

This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising, this map.

- R1-80: Single-Dwelling Detached
- R1-60: Single-Dwelling Detached
- R1-45: Single-Dwelling Detached
- R2-60: Two-Unit
- R2-45: Two-Unit
- RM-1: Multi-Unit Districts
- RM-2 Multi-Unit Districts

- MX1: Downtown Mixed-Use District
- MX2: Neighborhood Mixed-Use District
- MX3: Corridor Mixed-Use District
- GX1: Office-Residential Mix District
- GX2: Neighborhood Office-Residential
- O: Office
- C: Highway Commercial

- BP-1: Business Park 1
- BP-2: Business Park 2
- I: Industrial
- CON: Conservancy
- PI-1: Neighborhood Public & Institutional District
- PI-2: Campus Public & Institutional District
- A: Agricultural

