

ARTICLE 2:
ZONING
DISTRICTS

DIVISION 1:
ZONING
DISTRICTS IN
GENERAL

VILLAGE OF MAYVILLE ZONING ORDINANCE

Article 2

Division 1: Zoning Districts in General

Sec. 3.01. Districts Established

For the purposes of this Ordinance, the Village is hereby divided into the following zoning districts:

Residential

SFR Single-Family Residential District

MFR Multiple-Family Residential District

Commercial

CBD Central Business District

HDD Historic Downtown District

LCD Local Commercial District

Industrial

ID Industrial District

Sec. 3.02. Zoning Map

A map showing the various districts into which the Village is divided shall be entitled “Village of Mayville Zoning Map” and shall bear the date adopted or amended, and it shall be the duty of the Village Council to adopt said map by reference. The map is hereby made a part of this Ordinance.

Sec. 3.03 Interpretation of District Boundaries

Where uncertainty exists with respect to the boundaries of any of the districts established in this Ordinance as shown on the zoning map, the following rules shall be applied:

1. Where district boundaries are indicated as approximately following the center lines of street or highway rights-of-way or street lines, such center lines, street lines, or highway right-of-way lines shall be construed to be such boundaries.
2. Where district boundaries are so indicated that they are approximately parallel to the center lines of street or highway rights-of-way, such district boundaries shall be construed as being parallel thereto and at such distances as indicated on the zoning map. If no such distance is given, such dimension shall be determined by the use of the scale shown on the zoning map.

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3. Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be such boundaries.
4. Where the boundary of a district follows or terminates at a railroad line, such boundaries shall be deemed to be located or terminated at the rail right-of-way center line.
5. Where the boundary of a district follows, or terminates at, a stream, lake, or other body of water, the boundary line shall be deemed to be at, or terminated at, the limit of the jurisdiction of the Village unless otherwise indicated.
6. Where the boundary of a district follows a subdivision boundary line, such boundary line shall be construed to be the district boundary line.
7. The Zoning Board of Appeals shall make a determination, upon written application, or upon its own motion, in those situations where, due to the scale, lack of detail, or illegibility of the zoning map there is any uncertainty, contradiction, or conflict as to the intended location of any district boundaries shown thereon or interpretation concerning the exact location of district boundary lines.

Sec. 3.04 Zoning of Vacated Public Rights-of-Way

Whenever any street, alley, or other public way within the Village shall be vacated, such street, alley, or other public way or portion thereof shall automatically be zoned consistent with the zoning of the adjacent property or properties, measured from the center line.

Sec. 3.05. Zoning of Annexed Areas

Any unzoned area annexed to the Village shall, immediately upon such annexation, be automatically classified as SFR Single Family Residential District until a zoning map for the area has been adopted by the Village Council. The Planning Commission shall recommend a zoning district for such area within three (3) months after the matter is referred to it by the Village Council.

ARTICLE 2,
DIVISION 2:
RESIDENTIAL
DISTRICTS

VILLAGE OF MAYVILLE ZONING ORDINANCE

Article 2

Division 2: Residential Districts

Sec. 4.01. Permitted Uses

In the Residential Districts, land, buildings, and other structures shall be used only for one (1) or more of the uses specified in the table below. Uses denoted by a “P” are permitted by right and uses denoted by “*” are uses which have additional specific requirements. These uses may be approved administratively, whereas uses denoted by “S” are considered special land uses and may be approved by the Planning Commission subject to the applicable general and specific standards in *Article 5, Division 3: Special Land Uses*. Any use requiring Planning Commission approval must be reviewed by a planning consultant and any other applicable consultants for compliance with zoning regulation and district intent.

| | SFR | MFR | Additional Criteria |
|--|-----|-----|---------------------|
| Residential | | | |
| Single-Family Detached Dwellings | P | | |
| Two-Family Attached Dwellings | S | P | |
| Attached Dwellings | | P | |
| Accessory Dwelling Unit (ADU) | P | | |
| Granny Flat | P | --- | |
| Home Occupations (<i>in accordance with Section X</i>) | P | --- | |
| In-Home Office | P | P | |
| Independent Living/Senior Housing | | P | |
| Congregate Care/Assisted Living Facility | S | S | |
| Skilled Nursing Residential Living | S | S | |
| Manufactured Housing Communities (which conform to the requirements of this Article and the Department of Housing and Urban Development (HUD) standards, or American National Standards Institute (A.N.S.I) standards) | | S | |
| Care Groups | | | |

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| | | | |
|---|----|----|------------------|
| Foster family homes, foster group homes, family day care home | P | P | |
| Child day care group home | S | S | |
| Recreation | | | |
| Golf Courses | S | | |
| Private Parks and Recreation Facilities, Owned and Operated by Homeowner or Condo Associations | P | P | |
| Recreation Facilities, Private | | S | |
| Recreation Facilities Public | S | S | |
| Public Uses | | | |
| Bed and Breakfast Inns | S | | |
| Public Uses | | | |
| Cemeteries, lawfully occupied at the adoption of Ordinance | P | P | |
| Places of Worship | p* | p* | Sec. 16.10.14 |
| Colleges and Universities | S | S | |
| Essential Public Services | P | S | |
| Public and Quasi-Public Institutional Buildings, Structures and Uses | S | S | |
| Schools, including Public, Private and Parochial Elementary, Middle and High | S | S | |
| Accessory Uses | | | |
| Accessory buildings, structures and uses, customarily incidental to any of the above principal uses | P | P | |
| Accessory buildings, structures and uses customarily incidental to any of the above special land uses | S | S | |

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Sec. 4.02. Site Development Requirements

All principal uses, conditional land uses, and special land uses are subject to the following site development requirements:

1. Article 3: General Provisions
2. Article 4, Division 1: Off-Street Parking and Loading Standards
3. Article 4, Division 2: Access Management and Driveway Standards
4. Article 4, Division 3: Landscape Standards and Tree Replacement
5. Article 4, Division 4: Signs
6. Article 4, Division 5: Lighting Standards
7. Article 5, Division 1: Site Plan Review

Sec. 4.03. Single-Family Residential District (SFR)

1. Intent. The SFR Single-Family Residential District is designed to provide for an environment of predominantly low-density, one, and two-family detached dwellings along with other residentially related facilities which serve the residents in the district.
2. Area, Height, Bulk, and Placement Regulations

| | SFR |
|------------------------|---------------|
| Lot Size | |
| Minimum Area | 8,000 sq. ft. |
| Minimum Width | 80 ft. |
| Minimum Depth | 100 ft. |
| Setbacks | |
| Front yard (min.) | 25 ft. |
| Side yard (min) | |
| Least One | 10 ft. |
| Total Two | 15 ft. |
| Rear yard (min.) | 30 ft. |
| Building Height | |

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| | |
|------------------------------|-------------|
| Stories (max.) | 2 |
| Feet (max.) | 28 ft. |
| Building Area | |
| Floor area per unit (min.) | 100 sq. ft. |
| Lot Coverage | |
| Area of all buildings (max.) | 30% |

Sec. 4.04 Multi-Family Residential MFR

1. Intent. The intent of this district is to provide suitable locations for a variety of multi-family housing types, including apartments, townhouses, garden apartments, manufactured housing, and condominiums.
2. Area, Height, Bulk, and Placement Regulations

| | MFR |
|------------------------|---------------|
| Lot Size | |
| Minimum Area | 4,000 sq. ft. |
| Minimum Lot Width | 50 ft |
| Minimum Lot Depth | 80 ft |
| Setbacks | |
| Front yard (min.) | 25 ft. |
| Side yard (min.) | |
| Least One | 10 ft. |
| Rear yard (min.) | 10 ft. |
| Building Height | |

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| | |
|-----------------------|--------------|
| Stories (max.) | 2.5 |
| Feet (max.) | 28 ft. |
| Building Area | |
| Minimum area per unit | ¹ |

¹The minimum floor area per dwelling unit shall be:

Efficiency—350 square feet

One-bedroom apartment—500 square feet

Two-bedroom apartment—700 square feet

Three-bedroom apartment—800 square feet. Plus, an additional eighty (80) square feet for each additional bedroom.

Sec. 4.05 Manufactured Home District (MH)

1. Intent. The intent of the Manufactured Housing District (MH) is to provide an affordable housing alternative where placement of such a development would be appropriate and consistent with the general character of the Village. The standards required in this district are intended to be consistent with the adopted standards for other types of housing in the Village of Mayville. In addition to the standards of this Ordinance, all manufactured housing communities shall comply with Act No. 96 of Public Acts of 1987 as amended, being R 125.2301 et seq. of the Michigan Compiled Laws Annotated (MCLA). However, some standards of this Ordinance are more stringent than the typical standards promoted by the Michigan Manufactured Housing Commission. These more stringent standards reflect the overall nature of the Village of Mayville, in contrast with some other areas of Michigan where the universal rules of the Michigan Manufactured Housing Commission may be appropriate. These adopted standards are designed to foster and encourage development which complements and protects the investment on adjacent properties and promotes preservation of important natural features. This ordinance is to make clear the requirements for bringing new or used manufactured homes into the Village of Mayville.
2. Since the characteristics, densities, and impacts of a manufactured housing community typically simulate those of multiple-family residential developments, and because they typically are served by private streets and utility systems which intercept the local street and utility systems, manufactured housing communities are not necessarily considered to be completely compatible with other types of single-family neighborhoods. Therefore, manufactured housing communities may serve as a transitional use between Residential and Non-Residential Districts, similar to the manner and fashion in which multiple-family districts are to be utilized.

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3. Preliminary Plan Development Standards. Manufactured housing communities shall be subject to the review and approval of a preliminary site plan by the Planning Commission. The site plan shall consist of a manufactured housing community preliminary plan, as described in the *Section 11 of the Manufactured Home Act*, Act No. 96 of Public Acts of 1987, as amended. Such review of the preliminary site plan is required in order to minimize the possibility of adverse effects upon adjacent property; and furthermore to find proper relationships in the development features as they relate to traffic safety, service roads, driveways, parking areas, accessory buildings and uses, and planned open space.
4. Design Standards for Overall Development
 - a. Maximum Age. Manufactured housing units shall be no older than 3 years at the time of installation.
 - b. Minimum Development Size. Manufactured housing communities shall be at least fifteen (15) acres in area, excluding adjacent parcels which may be proposed for expansion.
 - c. Access. The main entrance to the development shall have access to a public thoroughfare or shall be connected to an asphalt or concrete collector or arterial road by a hard-surfaced road in a permanent easement which shall be recorded by the developers. Sole access to the development via an alley is prohibited. Entranceway structures, including but not limited to, walls, columns, and gates marking the entrance to a manufactured housing community, may be permitted, and may be located in a required yard, except as provided in this Article. Such entranceway structures shall be subject to the requirements of *Section 8.17., Intersection Visibility*, to permit unobstructed access by all emergency equipment, and such allowance for “clear vision” shall otherwise comply with all codes and ordinances of the Village and Tuscola County. Sight distance from points of ingress and egress shall be approved by the Tuscola County Road Commission. The structure location shall also be approved by the Village.
 - d. Perimeter Setbacks. Manufactured homes shall be set back at least fifty (50) feet from any public street right-of-way line and ten (10) feet from any other exterior property line. This setback shall include a minimum twenty (20) foot wide greenbelt, which includes minimum screening, as outlined below.
 - e. Landscape and Screening. A landscape and screening plan shall be incorporated in the plans submitted for preliminary site plan review to the Planning Commission. The plan shall indicate the type and size of landscape planting and screening improvements to be completed in the proposed manufactured housing community. Manufactured housing communities shall be landscaped and screened as follows:
 - 1) Ground Surfaces. Exposed ground surfaces in all parts of the manufactured housing community shall be paved or covered with stone or other solid material or protected with grass, trees, or shrubs that are capable of preventing soil erosion. The ground surface in all parts of every manufactured

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housing community shall be graded and equipped to drain all surface water in a safe, efficient manner.

- 2) **Perimeter Screening.** All manufactured housing communities shall be screened from an abutting a public right-of-way and existing adjacent residences. The required screening shall consist of evergreen trees or shrubs at least three (3) feet in height, which are spaced so they provide a continuous screen at maturity. Alternative screening devices may be utilized if they conceal the manufactured home development as effectively as the required landscaping described above.
- 3) **Right-of-Way Greenbelt.** A landscaped berm measuring two and one-half (2 1/2) to three (3) feet in height shall be constructed along the public roads on which the manufactured housing community fronts. The berm shall be constructed with slopes no steeper than one (1) foot vertical rise for each four (4) feet horizontal run. A minimum of one (1) deciduous shade tree, one (1) evergreen tree and four (4) shrubs shall be planted for each thirty (30) lineal feet, or portion thereof, of required greenbelt length. At time of planting, canopy trees shall have a minimum size of three (3) inch caliper and evergreen trees shall have a minimum height of six (6) feet. Trees may be planted at uniform intervals, at random, or in groupings. All existing trees four (4) inches or greater in diameter (dbh) within the greenbelt shall be preserved, except where their removal is necessary to install access points.
- 4) **Site Landscaping.** A minimum of one (1) deciduous or evergreen tree shall be planted per two (2) manufactured home sites.
- 5) **Parking Lot Landscaping.** Off-street parking lots containing more than fifteen (15) spaces shall be provided with at least ten (10) square feet of interior parking lot landscaping per space. Such areas shall measure at least one hundred fifty (150) square feet and shall be covered by grass, ground cover, shrubs, or other live plant material. At least one (1) deciduous tree shall be planted per parking lot landscaped area.
- 6) **Perpetual Maintenance.** Dead, damaged, and/or diseased screening shall be replaced, within a reasonable time frame, so as to maintain the approved and/or allowed screening technique originally put in place.
- 7) **Required Open Space.** For developments with fifty (50) or more sites, a minimum of two percent (2%) of the development's gross acreage shall be dedicated to well drained, useable open space. A minimum of twenty-five thousand (25,000) square feet of open space shall be provided. Open space shall be maintained by the manufactured housing community management and shall be relatively accessible to all areas of the development.

5. Streets

- a. **Street Layout.** Maximum cul-de-sac length shall be one thousand (1000) feet. A dead-end road shall terminate with a fifty (50) foot in diameter cul-de-sac; a blunt-end road

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is prohibited. Adequate sight distance shall be provided at all intersections, in accordance with clear vision standards applicable to all areas of the Village of Mayville.

- b. Street Width. Minimum street widths within the manufactured home park shall be accordance with the following schedule:

| Street Width Requirements | |
|----------------------------------|-----------------------------|
| Parking | Minimum Street Width |
| No on-street parking | 21 feet |
| Parallel parking one side | 31 feet |
| Parallel parking both sides | 41 feet |

- c. Street Names/Signs. All streets and roads shall be clearly marked with appropriate identification and traffic control signs. For the protection of the public safety, an orderly street name system and numbering system shall be established by the manufactured housing community owner and a plan of this system shall be verified and approved by the Village of Mayville Fire Department. Manufactured home space numbers shall be located uniformly on each space, manufactured home unit or identification marker, throughout the manufactured housing community and street names shall be adequately marked.
- d. Street Geometry. The alignment and gradient of a street shall be graded for its full width to drain surface water. Specific standards promulgated by the Michigan Department of Environmental Quality (MDEQ) for the Manufactured Housing Commission shall be strictly adhered to.
- e. Street Materials. All streets and drives shall be constructed with materials suitable for sub grades and hard surface in compliance with the standards of the American Association of State Highway and Transportation Officials, adopted herein by reference. Curbing may be installed on service drives and must meet the Village of Mayville street and private road design specifications.
- f. Sidewalks. A five (5) foot wide concrete sidewalk shall be constructed along the public road(s) on which the manufactured housing community fronts. Such sidewalk shall be located within the road right-of-way or easement, beginning one (1) foot inside the right-of-way or easement line. Additionally, should the developer choose to employ internal sidewalk systems, such sidewalk systems shall conform to the Manufactured Housing Commission standards, as promulgated.

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6. Accessory Buildings and Facilities. Any accessory buildings and facilities constructed within the manufactured housing community shall be designated and serviced consistent with the following requirements:
 - a. Accessory buildings and structures, including development management offices and public works facilities, storage building, laundry facilities, recreation or community facilities, and other accessory facilities, shall be designed and operated for use by only residents, guests, and employees of the manufactured housing community.
 - b. Site-built buildings within a manufactured housing community shall be constructed in compliance with the Manufactured Home Construction and Safety Standards. Site plan approval shall be required prior to construction of any on-site building within a manufactured home development, except for storage sheds or garages for individual manufactured homes. Storage sheds and garages shall require a building permit from the Village prior to construction.
 - c. Each manufactured home shall be permitted one (1) storage shed and one (1) garage. The installation of any such shed or garage shall comply with codes and ordinances of the Village of Mayville and shall require a building permit. Storage underneath a manufactured home or unscreened outdoor storage area on any manufactured home site is prohibited. Storage sheds need not be supplied by the owner of the manufactured housing community. A storage shed shall not exceed a floor area greater than one hundred forty-four (144) square feet. A carport or garage shall not exceed five hundred seventy-six (576) square feet.
 - d. Maximum height of any community accessory buildings and structures shall be thirty-five (35) feet, or two (2) stories, whichever is less. Storage or service buildings shall not exceed fifteen (15) feet, or one (1) story in height.
7. Storage. If the owner of the manufactured housing community shall permit storage of boats, motorcycles, recreation vehicles, and similar equipment in the manufactured housing community, common areas for the storage of that equipment shall be provided by the owner within the development. Such storage shall be limited to use only by residents of the manufactured housing community. If proposed, the location of such storage areas shall be shown on the preliminary site plan. No part of any such storage area shall be located in a required yard on the perimeter of the manufactured housing community. Such storage area shall be screened from view from existing residences adjacent to the manufactured housing community, in accordance with the perimeter screening provisions described above. Manufactured housing community owners who prohibit storage of boats, off-the-road motorcycles, recreation vehicles, and similar equipment are not required to construct common areas for storage.
8. Drainage. The manufactured housing community shall provide sufficient stormwater facilities, independent of sanitary sewers, to prevent flooding of streets, lot, or recreation areas. On-site stormwater detention facilities, if provided, may be required to be fenced for safety reasons. The street drainage system shall be designed in such a way so as to minimize ponding and icing conditions. All stormwater drainage improvements shall be subject to review and approval by the Tuscola County Drain Commissioner, and

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the MDEQ, in accordance with MDEQ Manufactured Home Park Standards, pursuant to 1987 P.A. 96, as amended.

9. **Waste Receptacles.** Waste receptacles shall be provided unless curb side pick-up is provided. An on-site recycling station for residents may be provided at a location approved by the Planning Commission and the MDEQ. Adequate screening shall be provided, as required for the placement of outdoor storage areas.
10. **Underground Wiring.** All local distribution lines for franchised utilities (telephones, electric service, and cable television) shall be placed entirely underground throughout the manufactured housing community area. Mainlines and perimeter feed lines located on a Section or Quarter Section Line may be above ground if they are configured or installed within the State Electrical Code guidelines. Conduits or cables shall be placed within private easements provided to the service companies by the proprietor and/or developer or within public ways. Those telephones and electrical facilities placed in dedicated public ways shall be planned so as not to conflict with other underground utilities. All telephones and electrical facilities shall be constructed in accordance with standards of construction approved by the Michigan Public Service Commission.
11. **Mailbox Clusters.** If mailbox clusters are required by the U.S. Postal Service, they shall be located at least two hundred (200) feet from any intersection of a manufactured housing community road with a public road.
12. **Design Standards for Individual Lots/Dwelling Units.** No manufactured home shall be permitted to occupy any site or lot in the manufactured housing community if the home is either longer or wider than would permit compliance with the following requirements:
 - a. **Site Size.** The manufactured home development shall be developed with sites averaging five thousand five hundred (5,500) square feet per manufactured home unit. These five thousand five hundred (5,500) square feet for any one site may be reduced by up to twenty percent (20%) provided that the individual site shall be equal to at least four thousand four hundred (4,400) square feet. For each square foot of land gained through the reduction of a site below five thousand five hundred (5,500) square feet, at least an equal amount of land shall be dedicated as open space. This open space shall be in addition to that required under R125.1946, Rule 946 and R125.1941 and R125.1944, Rules 941 and 944 of the Michigan Administrative Code and this Article.
 - b. **Foundation.** Each dwelling shall be provided with a foundation support in the form of a 4-inch cement slab, with a minimum of 1000 sq. ft., an 8-inch rat wall, and required tie downs. Skirting consisting of brick, concrete blocks, wood, vinyl or aluminum shall be constructed completely around the lower edge of any dwelling. Each dwelling shall be securely anchored to the foundation.
 - c. **Minimum Width.** Each dwelling shall be no less than sixteen (16) feet in width in all directions, prior to any additions or alterations.
 - d. **Setbacks and Spacing.** Each manufactured home site shall have the following minimum yard requirements:

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- 1) Home not Sited Parallel to an Internal Road. Twenty (20) feet from any part of an attached structure of an adjacent home that is used for living purposes for the entire year.
 - 2) Home Sited Parallel to an Internal Road. Fifteen (15) feet from any part of an attached structure of an adjacent home that is used for living purposes for the entire year if the adjacent home is sited next to a home on and parallel to the same internal road or an intersecting internal road.
- e. Roof. Each dwelling shall have a roof with no less than a 4-12 pitch. In the case of manufactured or modular homes, the roof shall be part of the original manufacture of the unit prior to being brought into the Village.

ARTICLE 2,
DIVISION 3:
COMMERCIAL/
MIXED-USE
DISTRICTS

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Article 2

Division 3: Commercial/Mixed-Use Districts

Sec. 5.01 Permitted Uses

In the Central Business District (CBD), Historic Downtown District (HDD) and Local Commercial/Mixed-Use District (LCD), land, buildings, and other structures shall be used only for one (1) or more of the uses specified in the table below. Uses denoted by a “P” are permitted by right, and by “*” are uses which have additional specific requirements, and may be approved administratively, whereas uses denoted by “S” are considered special land uses and may be approved by the Planning Commission subject to the applicable general and specific standards in *Article 5, Division 3: Special Land Uses*. Any use requiring Planning Commission approval must be reviewed by a planning consultant and any other applicable consultants for compliance with zoning regulation and district intent.

| Permitted Uses | Central Business District <i>*non-retail and office type uses are not permitted on the first/ground floor</i> | Historic Downtown District | Local Commercial District | Additional Criteria |
|--|--|----------------------------|---------------------------|---------------------|
| Residential | CBD | HDD | LCD | |
| Attached Residential (ground floor) | | P | | |
| Attached Residential (upper floor) | P | P | | |
| Home Occupations (<i>in accordance with Sec x</i>) | P | P | | |
| In-Home Office | P | P | | |
| Nursing and Convalescent Homes | S | S | P | |
| Senior Housing, not including Nursing and Convalescent Homes | S | S | P | |
| Single-family detached (only existing) | | P | P | |

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| Care Facilities | | | | |
|---|---|---|---|---|
| Adult and child residential care facilities in accordance with <i>Section 86-132 Adult and Child Care Facilities.</i> | S | S | S | Section Adult and Child Care Facilities |
| Entertainment and Recreational | | | | |
| Banquet, Conference, Dance, Lodge and Union Halls, and Private Clubs | S | S | S | |
| Entertainment- Live Theater, Bowling Alleys, Amusement Parks, etc. | P | | S | |
| Golf Courses | | | S | |
| Golf Driving Ranges and Miniature Golf Courses | | | S | |
| Health Clubs and Fitness Centers | S | S | P | |
| Recreation Facilities Public | P | P | P | |
| Recreation Facilities, Private | S | S | S | |
| Theaters, Cinemas and Similar Assembly Buildings | S | S | S | |
| Finance, Medical and Professional Office and Research and Development | | | | |
| Animal Grooming Establishments | P | P | P | |
| Banking Centers, including Drive-Through | | | S | |
| Banks, S and L, Credit Unions and Similar with No Drive-Throughs | P | P | P | |
| Hospitals | | | S | |

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|--|---|---|----|--|
| Medical Offices and Clinics including Chiropractors, Osteopaths, Optometrists, and Similar or Allied Professions | P | P | P | |
| Offices | P | P | P | |
| Professional Services | P | P | P | |
| Urgent Care Centers, Emergency Medical Stations and Similar Uses | | | P | |
| Veterinary Hospitals | | | P* | |
| Veterinary Offices/Clinics | P | P | P | |
| Service and Retail Trade | | | | |
| Automobile Gasoline Stations | | | S | |
| Automobile or Vehicle Dealerships | | | P* | |
| Automobile Service Establishments (Routine Maintenance and Minor Repair) | | | S | |
| Automobile Washes, Automatic or Self-Service | | | P* | |
| Bars, Taverns, Lounges, Microbreweries (Accessory Only) and Brewpubs | * | * | * | |
| Bed and Breakfast Inns | S | S | S | |
| Convenience Stores without Gasoline Service | P | P | P | |
| Drive-Through Window Facilities | | | S | |
| Dry Cleaners, Retail Outlet | P | P | P | |

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|---|----|----|----|--|
| Funeral Homes and Mortuaries, not including Crematoriums | P* | P* | P* | |
| Garden Centers | | | S | |
| General Retail Uses | P | P | P | |
| Hotels and Motels | P | P | P | |
| Hotels and Motels including Accessory Convention/Meeting Facilities and Restaurants | S | S | S | |
| Laundromats | | | P | |
| Outdoor Display | P* | P* | P* | |
| Outdoor Sales and Storage | | | S | |
| Parking Lots and Parking Garages | S | S | S | |
| Personal Service Establishments | P | P | P | |
| Restaurants with Open Front Restaurant Windows | P* | P* | P | |
| Restaurants, including Carry-out, Delicatessens, Fast-food and Standard Restaurants | P | P | P | |
| Retail Businesses with drop-off areas | | | S | |
| Small Manufacturing Establishment | P* | P* | P* | |
| Storage on Upper Levels, provided no storage shall be allowed on a floor having residential dwellings, and all storage shall be related to a principal use within the structure | S | S | P | |
| Studios of Art, Photography, Music, Dance and Similar Uses | P | P | P | |

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| Public, Institutional, and Utilities | | | | |
|---|---|---|---|--|
| Business, Research, Vocational and Technical Training Schools | | | S | |
| Places of Worship or Public Assembly | S | S | S | |
| Colleges, Universities, and Other Institutions of Higher Learning | | | S | |
| Essential Public Service Buildings | | | S | |
| Essential Public Services | P | P | P | |
| Public and Quasi-Public Institutional Buildings, Structures and Uses | P | P | P | |
| Accessory | | | | |
| Accessory buildings, structures and uses, customarily incidental to any of the above principal uses | P | P | P | |
| Accessory buildings, structures and uses customarily incidental to any of the above special land uses | S | S | S | |

Sec. 5.02. Site Development Requirements

All principal uses, special land uses, and conditional land uses are subject to the following site development requirements:

1. Village of Mayville Development Design Standards
2. Article 3: General Provisions
3. Article 4, Division 1: Off-Street Parking and Loading Standards
4. Article 4, Division 2: Access Management and Driveway Standards
5. Article 4, Division 3: Landscape Standards and Tree Replacement
6. Article 4, Division 4: Signs
7. Article 4, Division 5: Lighting
8. Article 5, Division 1: Site Plan Review

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Sec. 5.03. Provisions Applicable to All Commercial Districts

- (a) Intent. The Commercial Districts, Central Business (CBD), Historic Downtown (HBD), and Local Commercial/Mixed Use (LCD) Districts, are intended to accommodate commercial establishments that serve community-wide shopping and service needs, including motorists using Goodrich, Huron, and Main Streets. These districts are intended to create cohesive commercial areas that take advantage of access provided by the Village's roadway system but also provide convenient vehicular access between businesses in attractive settings, thereby ensuring the safety and discouraging undesirable commercial development.
- (b) Building Design. Building design shall complement the intended traditional small-town character and architectural heritage of the community. The design shall consider the adaptive reuse of the building. Building design shall incorporate a clear and well-articulated design concept, and architectural detailing that creates a positive and visually consistent image shall be encouraged. Any facade work being done in the Historic District Zone must have prior approval of the Planning Commission. (Reference – Attachment B, Full View Zoning Map)
- (c) Front façade design. All building façades that are visible from a street and/or neighboring property shall conform to the following design criteria:
 - a. Linear, or blank walls are prohibited on the front façade.
 - b. Architectural features, details and ornaments such as archways, colonnades, cornices, contrasting bases, contrasting masonry courses, water tables, molding pilasters, columns, and corbelling, contrasting bands of color, stone or accent features are encouraged.
 - c. Windows. Large window openings shall be provided at ground level with transparent, nonreflective, minimally tinted glass. Window shapes should be rectangular, square or Palladian (mostly rectangular with a semi-circular top). Circular, octagonal, or diamond shaped windows are not permitted unless they are consistent with specific traditional architectural style.
 - d. On a residential first floor building, the doors and windows will be of a residential style. The door will be solid or frosted glass.
- (d) Rear or side façade design. All sides of a building shall be similar in design, detail, and material to present a cohesive appearance to neighboring properties. Whenever a side or rear façade is visible from a public street, or if parking is located at the side or rear of a building, the façade shall be designed to create an appearance similar to the front façade.
- (e) Building materials. The selection of materials shall enhance the architectural ambiance of the area and shall reinforce the permanency of the structure and the development as set forth herein.
 - a. Durable materials required.

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- b. Materials shall have good architectural character, be durable and be selected for their compatibility with adjacent buildings and properties. A preference shall be given to the use of “green” building materials that can be recycled.
- c. Reflective materials are discouraged.
- d. Special attention shall be given to the durability of materials used around the ground floor of buildings. Such materials shall require minimal maintenance and have colors integral to the material.
- e. Materials visible from the street.
 - 1) A minimum of 60 percent of the exterior finish material of all building façades visible from any public street, parking lot or adjacent residentially zoned land (exclusive of window areas) shall consist of brick, cut stone, cast stone, architectural precast concrete, or wood. These materials must be used in any façade area subject to abuse or damage.
 - 2) The planning commission may allow, upon applicant’s request, the use of split face or burnished face concrete masonry units; however, such units must have an integral color. The remaining 40 percent of the façade (exclusive of window areas), including parapets and accent features, may incorporate other materials such as fiberglass-reinforced concrete, polymer plastic (Fypon) or exterior insulation and finishing systems (EIFS) materials for architectural detailing.
 - 3) The planning commission may permit other material for façades that are not visible from a public street or parking lot and are adequately screened from adjoining land uses.
- (f) Building material colors. The planning commission shall review building colors as a part of site plan approval.
 - a. Exterior finish materials and colors shall be consistent or compatible with existing finish materials/colors in the case of building additions or renovations.
 - b. As part of review, samples of building materials may be required.
 - c. Exterior colors shall be compatible with colors on adjacent buildings and shall reinforce the visual character of the environment of the proposed building, subject to the review and approval of the planning commission. The colors shall be such that the buildings are not competing for attention; colors shall not, in any way, constitute “signing” of the building.
 - d. The following natural colors are encouraged to be used for the main portions of building façades and roof forms: neutral earth tones (sand to brown); shades of gray; traditional colors (brick red, forest green, navy blue, etc.); light subdued hues (salmon, putty, etc.) or white.

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- e. Contrasting accent colors that are compatible with the primary colors listed above are encouraged for trim, accent and other decorative architectural features. The use of bright or fluorescent colors (purple, orange, pink, lime, yellow, etc. is discouraged.
- f. Architectural consistency of colors, materials and detailing shall be provided between all building elevations, subject to the review and approval of the planning commission. All elevations need not look alike however, a sense of overall architectural continuity shall be achieved.
- (g) Material or color changes. Material or color changes shall only occur at a change of plane. Material changes at the outside comers of buildings that give the impression of “thinness” and/or discloses or highlights the artificial nature of the material shall be prohibited. Inconsistent adornment and frequent changes in material or color shall be avoided.
- (h) Soffits and architectural elements. Soffits and other architectural elements visible to the public shall utilize materials compatible with other exterior materials on the building.
- (i) Roof materials, color and design.
 - a. Roof materials, color and design are considered an integral part of material and color features of the proposed building and as such shall be consistent with the design intent.
 - b. Pitched roofs on single story buildings shall be encouraged.
 - c. Shingles shall be asphalt, fiberglass, tile, slate or cedar in color subject to review and approval of the planning commission.
 - d. Standing seam metal roof systems may be permitted by approval of the planning commission.
 - e. Single story buildings with flat roofs or higher buildings shall have decorative cornices. If a flat roof is used, they may be made or rubber or build-up composition and shall be enclosed by parapets or peaked architectural features with a full roof return, at least 42 inches high or of a height to screen rooftop mechanical or other equipment. The planning commission shall determine the specific requirements of such screening.
- (j) Accessory buildings. Accessory buildings that are part of a new development shall incorporate the same materials as are utilized in the primary structure. Accessory buildings that are connected on an existing site should incorporate a unifying element(s) with the existing principle building. The new accessory structure shall, however, make every effort to follow the intent of this document and incorporate the recommendations herein in the design of the new accessory structure.
- (k) Building entrance design. All buildings shall have at least one primary public entrance. Main entrances to buildings shall incorporate devices such as canopies, roof overhangs, recessed entrance ways, or other similar features to provide protection from the elements. The primary building entrance shall be clearly defined and provide

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a sense of entry. In addition, long blank walls along the sidewalk leading to the entrance should be avoided.

- (l) Stylized or prototype buildings. Building design such that the building itself is an advertisement shall not be permitted. Building architecture shall not be of a design which intends to advertise a particular corporate or franchise style.
- (m) Screening (fences and walls). The impact of those elements of a site, which have an adverse effect on the subject site and surrounding sites, should be minimized.
- (n) Service areas. Unattractive project elements including, but not limited to, delivery zones, storage areas, trash receptacles, transformers, and generators shall be located in areas that are generally not visible to the public. Such elements shall be screened by the use of landscaping or screening materials compatible with the principal building.
- (o) Dumpsters. The location and method of screening of waste receptacles shall be shown on all plans, and an illustration depicting the path of refuse vehicles should be provided to ensure that conflicts with parked cars and structures are minimized.
- (p) Walls and fences.
 - a. All sound walls, masonry walls, or fences should be designed to minimize visual monotony through changes in plane, height, material, texture, or significant landscaping massing.
 - b. All fencing shall be designed as an integral part of the site, such as a planter wall or continuation of an architectural wall feature, rather than as a separate fence.
- (q) Overhead doors. Overhead loading doors shall not face a public street or residential district. The planning commission can waive this requirement upon a determination that there is no reasonable alternative, it is essential to the operation of the business, and the visual impact will be moderated through use of building materials, architectural features or landscaping. This provision is not intended to regulate retail customer access; however, overhead vehicular access doors facing a public street are discouraged.
- (r) Existing Buildings. The following shall apply to additions or remodeling of existing buildings or to accessory buildings on existing sites:
 - a. Where a new wall material is proposed for an existing building wall, only that portion of the building being altered shall be subject to this Section. However, in considering the proposed alteration, the Village may modify the material requirements of this Section to ensure consistency with the architecture of the remainder building.
 - b. Where an addition is proposed to an existing building, the Planning Commission or Zoning Administrator may allow the use of existing or compatible wall materials for the addition; provided that the design of the alteration is consistent with the existing building wall design.
- (s) Modification Requiring Planning Commission Approval. Modifications to the building design standards of *Sec. 5.03.2* may be approved by the Planning Commission. A modification shall require an application that includes a site plan and a front elevation

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drawing of the proposed building superimposed on a color drawing or photograph of the entire block showing the relationship of the proposed building to other buildings on the block. The application shall be reviewed by the Planning Commission based upon the following criteria:

- a. The design of the building shall be in keeping with the architectural character of Mayville, as articulated in the Master Plan. This shall not prevent innovation and creativity in design that is in keeping with the Master Plan, as determined by the Planning Commission.
- b. The building shall be oriented toward the front sidewalk, have a functioning entrance and enhance the continuity of the pedestrian-oriented environment. A modification shall not result in increasing the dominance of vehicular parking or garage doors along the front of the building.
- c. The design of the roof shall be compatible with character of other buildings along the block and shall meet district height requirements.
- d. The exterior finish materials shall be of equal or better quality, in terms of durability and appearance/texture similar to brick, stone, or wood, as those permitted in the district. The intent is to accommodate new technologies and building material while maintaining the desired character of Mayville, as defined in this section, above.
- e. Ground floor windows shall be provided along the front sidewalk to maintain the pedestrian-orientation of the streetscape and upper story windows and shall not be incompatible with the rhythm and proportions of windows on other buildings along the block.

Sec. 5.04. Central Business District CBD and Historic Downtown District HDD

- 1. Intent and Applicability. The intent of the Central Business District (CBD) and Historic Downtown District (HDD) are to create pedestrian-friendly, compact, mixed-use districts. Downtown Mayville is characterized by a mixture of uses, which include retail, offices, attached residential, and civic uses.
- 2. The Central Business District and Historic Downtown Districts, as designated on the zoning map, are intended for the greatest density in Mayville - mixed-use, walkable, "Main Street" – and is required to meet the additional storefront regulations in the Section 5.02, Provisions Applicable to All Commercial/Mixed-Use Districts. The Historic Downtown District is encouraged to continue storefronts where possible, but this area is also suitable for greater flexibility in building siting and uses as the district transitions to adjacent residential districts.
- 3. Siting and Building Requirements. The table below defines the standards applicable to uses in the LCD Local Commercial/Mixed-Use District. Any proposed development with a non-residential use shall conform with the Commercial/Mixed-Use standards.

| | |
|--|--|
| Central Business and Historic Downtown District | |
| Height | |

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| | | |
|--|------------------|--------|
| Minimum | 1 story | 25 ft. |
| Maximum | 4 stories | 60 ft. |
| Ground Floor Elevation - Residential Units (min.) | 3 ft. | |
| Second Floor Finished Elevation | 16 ft. to 22 ft. | |
| Upper Stories Clear Height (min.) | 9 ft. | |
| Siting | | |
| Build-To/Dooryard | 0-15 ft. | |
| Frontage Build-To (min.) | 75% | |
| Parking Setback | 30 ft. | |
| Side Setbacks (min.) | 0 ft. | |
| Rear Setback (min.) | With alley | 3 ft. |
| | Without alley | 10 ft. |
| Adjacent single-family residential setback (side and rear) | 20 ft. | |
| Upper story setback, above third story | 15 ft. | |
| Architectural Elements | | |
| Ground Floor Fenestration | 25 to 90% | |
| Upper Story Fenestration | 25 to 70% | |
| Private Open Area (min.) | 10% | |

4. Additional Design Standards. In the Central Business District and Historic Downtown District residential is prohibited on the ground floor. The ground floor storefront uses and architectural requirements preserve the walkable, active downtown, and interface with the public realm. Storefront buildings shall also meet the design specifications for the Downtown district in the previous section, except as provided herein:

- a. Siting
- b. Required Build-to: 0' to lotline
- c. Frontage build-to (min).85% (lineal length) of lot frontage

5. Fenestration

(t) Ground floor fenestration shall comprise between 70% and 90% of the ground story façade.

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(u) Ground floor windows may not be made opaque by window treatments (except operable sunscreen devices). A minimum of 80% of the window surface shall allow a view into the building interior for a depth of at least 12 feet.

(v) The bottom of the window must be no more than 3 feet above the adjacent exterior grade.

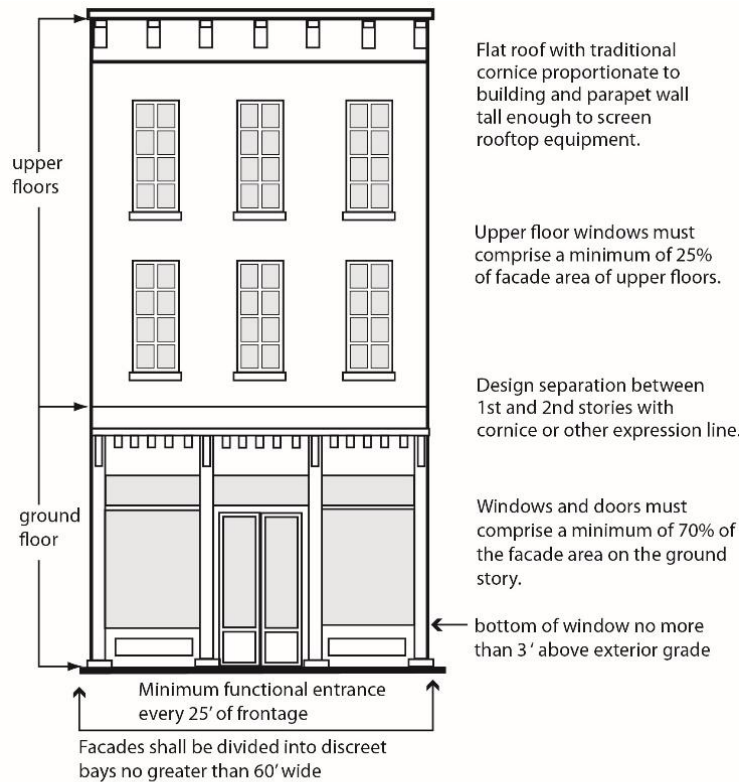
(w) Horizontal Articulation.

1) Horizontal articulation is the arrangement and proportion of façade materials and elements (windows, doors, columns, pilasters, and bays) into discreet bays.

2) For each block frontage, facades shall be divided into discreet horizontally articulated bays at no greater than 60 feet each.

3) Adjacent façades shall contain different wall materials and rhythm of bays to distinguish each storefront in the horizontal plane.

4) There shall be a minimum of one functional entrance every full 25 feet of frontage.



The above drawing is intended to illustrate the application of the design standards in this ordinance, but not require a specific architectural style.

2. Ground floor Articulation

1) Storefront buildings shall be designed to create a distinct and separated ground floor area through the use of a horizontal expression line, such as a string course, change in material or textures, awnings or canopies, or sign band between the first and second stories.

2) Building Materials: Primary Building Materials: Brick, stone, and synthetic equivalents.

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- 3) Secondary/Trim Materials: Wood siding and synthetic equivalents; metal; synthetic stucco such as EIFS above ground floor only.

| Wall materials visible from Streets | Primary Building Material (min.) | Secondary Building Material and Trim |
|-------------------------------------|----------------------------------|--------------------------------------|
| First and Second Floor Elevations | 75% | 25% |
| Above second floor | 50% | 50% |

- 3. Uses. Only Active Ground Floor Uses are permitted within the first 30 feet of building depth:
 - 1) Retail sales and services
 - 2) Restaurant
 - 3) Bar/Lounge
 - 4) Residential and Lodging Uses: Support functions such as lobbies, rental offices, and club rooms may be located on the first/ground floor.

Sec. 5.05. LCD Local Commercial/Mixed-Use District

- 1. Intent. The Local Commercial/Mixed Use Mixed-Use District (LCD) is intended to provide a mixture of community-serving general commercial uses and residential uses. The intent is to transform this historically mixture of housing and strip-style commercial into a mixed-use quality gateway into the Village.
- 2. Design Standards Intent. The intent of design standards in Local Commercial District is to establish rules applicable to new and renovated commercial and office development located outside the Central Business and Historic Downtown districts, to improve and enhance the visual and functional impact of new development in the Village of Mayville, and therefore, to enhance the public health, safety, and welfare. The intent of these regulations is to provide specific design guidelines that achieve the following:
 - a. Encourage development and redevelopment that protects and enhances the traditional small-town character, fits within the traditional urban form and creates a character that reinforces a sense of community identity.
 - b. Encourage a form of development that will achieve the physical quantities necessary to maintain and enhance the economic vitality of the various business districts, maintain the desired character of the Village, prevent the creation of blight and protect property values.
 - c. Promote the preservation and renovation of historic buildings, and ensure new buildings are compatible with, and enhance the character of, the Villages cultural, social, economic, and architectural heritage.
 - d. Establish an integrated pedestrian system to encourage a walkable pedestrian environment.

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- e. Encourage quality development to provide employment and diversify the tax base.
- f. Ensure that new development services the anticipated increased population and is designated to complement the community character.
- g. Encourage new development of existing areas.
- h. Implement recommendations of the Village of Mayville’s current and future plans. For example, Village’s master plan, parks and recreation plan, et al.

3. Siting and Building Requirements. The table below defines the standards applicable to uses in the B-2 Local Commercial/Mixed-Use District. Any proposed development with a non-residential use shall conform with the Commercial/Mixed-Use standards.

| | |
|--|--|
| Local Commercial/Mixed-Use | |
| Height | |
| Maximum | 2.5 stories/35 ft. |
| Front Setback (min.) | |
| Front Setback (min.) | 15 ft. |
| Front Setback (max.) | 100 ft. |
| Side Setbacks (min.) | 10 ft. |
| Rear Setback (min.) | 10 ft. |
| Parking Setback (min.) | 10 ft. (2) |
| Front parking screening | 8 ft. landscape buffer, which may be reduced to 5 ft. with a 3 ft. masonry knee wall |
| Adjacent single-family residential setback (side and rear) | 20 ft. |
| Adjacent single-family screening (side and rear) | 6 ft. opaque screenwall or fencing within 1 ft. of common lot line |
| Lot Width (min.) | 150 ft. |
| Lot Coverage (max.) | 75% |
| Architectural Elements | |
| Ground Floor Fenestration | 25% to 90% |
| Upper Story Fenestration | 25% to 70% |

(1) No parking between building façade and right of way

(2) Only one double-loaded bay of front-yard parking

4. Local Commercial/Mixed Use Design Standards

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- a. Physical features and site relationships. All development in the district shall minimize its impact on the natural environment and adjacent properties. Site design shall preserve and incorporate any natural features unique to the site. Specifically:
 - 1) Topography and grading. Site improvements shall be designed to minimize changes to existing topography. Topography and existing vegetation shall be utilized for screening, buffering, and transition of uses and developments. The project shall be designated to avoid massive grading to create flat building “pads” and shall maintain a naturally appearing grading design. Grading should be blended with the contours of adjacent properties.
 - 2) Existing site features. The design shall retain existing site features that are worthy of preservation as determined by the planning commission. The design shall also incorporate natural site amenities such as, creeks, wetlands, views, trees, natural ground forms, and similar features into the overall site design.
 - 3) Building orientation. The design shall be sensitive to the existing terrain, existing buildings in the surrounding area in terms of size, design, and orientation of buildings. Outdoor spaces shall be sensitive to views, climate, and the nature of outdoor activities that could occur in association with the project. This list is not exclusive.
 - 4) Building design. The design of buildings shall neither impair nor interfere with the development or enjoyment of other properties in the area. Though site planning and design, projects proposed near dissimilar land uses shall carefully address potential negative impacts on existing uses. These impacts may include, but are not limited to, traffic, parking, circulation and safety issues, light and glare, noise, odors, dust control, and security concerns.
 - 5) Distance between buildings. In a development in which there is more than one building, the distance between buildings shall be limited. Covered walks, arcades, landscaping and/or special paving shall be provided to connect buildings with each other and with the street. A variety in building size and massing shall be encouraged provided that architectural and spatial consistency can be maintained through the use of proportion, height, materials and design.
 - 6) Applicability to entire site. Site plans must address the entire parcel whenever new development is proposed, be it an addition to an existing structure, development or redevelopment of a portion of a site, or development or redevelopment of the entire site. Site plans shall address the need for improvements throughout the site to assure that proposed construction will be in compliance with this Article.
 - 7) Streetscape and pedestrian orientation. Developments shall create a walkable, pedestrian scale. Site and building design shall address pedestrian needs and shall include creative approaches to improving pedestrian interest, access, and enjoyment:

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- a) Spatial interruptions caused by parking or other non-pedestrian elements, such as building gaps, driveways, and service entries shall be avoided. Continuous pedestrian activity is strongly encouraged.
- b) Pedestrian spaces, such as covered walkways, courtyards and plazas shall be encouraged. The design shall encourage the development of open and attractive passageways between buildings and adjoining developments.
- c) Solid, blank walls and other “dead” or dull spaces at street level are to be avoided. Visually interesting building facades shall be maintained and/or established to engage pedestrian interest. Outdoor seating and dining areas are encouraged.
- d) Rear façades of both new and existing buildings must be designed to permit public access from parking lots whenever appropriate.
- e) Vehicular cross-access between properties shall be provided to minimize the number of curb cut openings onto public streets. Generally, vehicular access shall be limited, with no more than one access per street frontage.

ARTICLE 2,
DIVISION 4:
INDUSTRIAL
DISTRICT

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Article 2

Division 4: Industrial District

Sec. 6.01. Permitted Uses

In the I-1 District, land, buildings, and other structures shall be used only for one (1) or more of the uses specified in the table below. Uses denoted by a “P” are permitted by right and uses denoted by “*” are uses which have additional specific requirements. These uses may be approved administratively, whereas uses denoted by “S” are considered special land uses and may be approved by the Planning Commission subject to the applicable general and specific standards in *Article 5, Division 3: Special Land Uses*. Any use requiring Planning Commission approval must be reviewed by a planning consultant and any other applicable consultants for compliance with zoning regulation and district intent.

| Permitted Uses in the Industrial District | | Additional Criteria |
|---|-----|---------------------|
| | I-1 | |
| Care Facilities | | |
| Adult and child residential care facilities in accordance with <i>Section 86-10 Adult and Child Care Facilities</i> . | S | |
| Entertainment and Recreational | | |
| Adult Entertainment Regulated Uses | S | |
| Commercial Recreation Facilities, Private | P | |
| Social Clubs | P | |
| Finance, Medical and Professional Office and Research and Development | | |
| Basic Design, Research, Design and Pilot and/or Experimental Product Development Service, and Retail Trade | P | |
| Data Processing and Computer Centers, Including Service and Maintenance of Electronic Data and Processing Centers | P | |
| Medical Laboratories | P | |
| Professional and Corporate Offices | P | |
| Veterinary Hospital | C | |

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| | | |
|---|---|--|
| Animal Grooming Establishment | C | |
| Commercial, Retail and Service | | |
| Automobile Repair Establishment (Major Repair) | P | |
| Billboards and Off-Premise Signs | S | |
| Business Centers, combining small-scale office, and industrial space | P | |
| Commercial Parking Lots | S | |
| Central Dry-Cleaning Plants and Laundries | P | |
| Health Clubs and Related Uses Including Martial Arts Instruction and Gyms | P | |
| Kennels | * | |
| Mini- or Self-Storage Warehouses | * | |
| Outdoor Display | * | |
| Outdoor Storage | S | |
| Pet Boarding Facilities | * | |
| Radio and Television Studios and Stations | S | |
| Public, Institutional, and Utilities | | |
| Business, Research, Vocational, and Technical Training Schools | P | |
| Essential Public Services | P | |
| Essential Public Service Buildings and Storage Yards | S | |
| Governmental Offices or Other Governmental Uses, Post Offices, Public Utility Offices, Exchanges, and Transformer Stations. | P | |
| Public and Quasi-Public Institutional Buildings, Structures and Uses | P | |
| Wireless Communications Facilities | S | |
| Industrial | | |

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| | | |
|---|---|--|
| Assembly, Manufacture, Compounding, Processing, Packaging, or Treatment from previously prepared materials, or repair, of such products as, but not limited to food products, excluding bakery goods and candy and plastics | P | |
| Assembly, Manufacture, Compounding, Processing, Packaging, or Treatment from previously prepared materials, or repair, of such products as, but not limited to: bakery goods and candy; cosmetics, pharmaceuticals, and toiletries; hardware and cutlery; pottery and figurines or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas; musical instruments, toys, sporting goods, and novelties; small molded rubber products; electrical appliances, electronic instruments and devices, electronic consumer products, and photographic equipment; electric or neon signs; light sheet metal products, including heating and ventilating equipment, siding, cornices, eaves, and the like; textile goods; apparel, jewelry, and leather goods; and furniture and fixtures | P | |
| Assembly, Manufacture, Fabrication, Processing, Packaging, or Treatment of products indoors from previously prepared material including bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, rubber, precious or semiprecious metals or stones, shell, textiles, tobacco, wax, wire, wood (planing mills shall not be permitted), and yarns | P | |
| Breweries, Distilleries and Wineries | P | |
| Concrete and Asphalt Batch Plants | S | |
| Experimental, Film, or Testing Laboratories | P | |
| Heat Treatment Plants | S | |
| Laboratories-Experimental, Film, or Testing | P | |
| Lumber and Planing Mills | S | |
| Metal Plating, Buffing, and Polishing | P | |
| Painting and Varnishing Shops | P | |
| Printing, Lithography, Blueprinting, Publishing, and Similar Uses | P | |
| Retail Sales of Goods Assembled, Manufactured, Compounded, Processed, Packaged, or Treated from Previously Prepared Materials, or Repaired or Stored, on The Premises, Provided the Building Floor Area Devoted to Retail Sales Comprises no more than 25% of Principal Building Floor Area and the Outdoor Sales Area Comprises no more than 25% of the Minimum Required Lot Area | P | |
| Salvage Yards/Junk Yard | S | |

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| | | |
|---|---|--|
| Stamping Plants | P | |
| Tool, Die, Gauge and Machine Shops | P | |
| Truck Terminals, Truck Stops, and Truck Service Facilities | S | |
| Warehousing and Wholesale Establishments, Material Distribution Facilities | P | |
| Accessory | | |
| Accessory buildings, structures and uses, customarily incidental to any of the above principal uses | P | |
| Accessory buildings, structures and uses customarily incidental to any of the above special land uses | S | |

Sec. 6.02. Site Development Requirements

All principal uses, conditional land uses, and special land uses are subject to the following site development requirements:

Article 3: General Provisions

Article 4, Division 1: Off-Street Parking and Loading Standards

Article 4, Division 2: Access Management and Driveway Standards

Article 4, Division 3: Landscape Standards and Tree Replacement

Article 4, Division 4: Signs

Article 4, Division 6: Lighting Standards

Article 5, Division 1: Site Plan Review

Sec. 6.03. Industrial District, I-1

1. Intent. The I-1, Industrial District is intended to primarily accommodate wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts. The I-1 district is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly, or treatment of finished or semi-finished products from previously prepared material. Since available industrial land in the Village is limited, this district is also intended to accommodate uses that are office- or research-type, along with “business center” buildings that combine office and flexible industrial space. It is further intended that the processing of raw material for shipment of bulk form, to be used in an industrial operation at another location, not be permitted.

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2. Area, Height, Bulk, and Placement Regulations

| | I-1 |
|-----------------------------|---------|
| Lot Size | |
| Minimum Area | 1 acre |
| Minimum Width | 150 ft. |
| Minimum Depth | 285 ft. |
| Setbacks | |
| Front yard (min.) | 50 ft. |
| Side yard (min) | |
| Least One | 20 ft. |
| Rear yard (min.) | 40 ft. |
| Building Height | |
| Stories (max.) | - |
| Feet (max.) | 35 ft. |
| Building Area | |
| Maximum % Building Coverage | 50% |

3. Industrial Design Standards

- a. Physical features and site relationships. All development in the district shall minimize its impact on the natural environment and adjacent properties. Site design shall preserve and incorporate any natural features unique to the site. Specifically:
 - 1) Topography and grading. Site improvements shall be designed to minimize changes to existing topography. Topography and existing vegetation shall be utilized for screening, buffering, and transition of uses and developments. The project shall be designated to avoid massive grading to create flat building “pads” and shall maintain a naturally appearing grading design. Grading should be blended with the contours of adjacent properties.
 - 2) Existing site features. The design shall retain existing site features that are worthy of preservation as determined by the planning commission. The design shall also incorporate natural site amenities such as, creeks, wetlands, views, trees, natural ground forms, and similar features into the overall site design.
 - 3) Building orientation. The design shall be sensitive to the existing terrain, existing buildings in the surrounding area in terms of size, design, and orientation of buildings. Outdoor spaces shall be sensitive to views, climate, and the nature of outdoor activities that could occur in association with the project. This list is not exclusive.

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- 4) Building design. The design of buildings shall neither impair nor interfere with the development or enjoyment of other properties in the area. Though site planning and design, projects proposed near dissimilar land uses shall carefully address potential negative impacts on existing uses. These impacts may include, but are not limited to, traffic, parking, circulation and safety issues, light and glare, noise, odors, dust control, and security concerns.
- 5) Distance between buildings. In a development in which there is more than one building, the distance between buildings shall be limited. Covered walks, arcades, landscaping and/or special paving shall be provided to connect buildings with each other and with the street. A variety in building size and massing shall be encouraged provided that architectural and spatial consistency can be maintained through the use of proportion, height, materials and design.
- 6) Applicability to entire site. Site plans must address the entire parcel whenever new development is proposed, be it an addition to an existing structure, development or redevelopment of a portion of a site, or development or redevelopment of the entire site. Site plans shall address the need for improvements throughout the site to assure that proposed construction will be in compliance with this article.
- 7) Streetscape and pedestrian orientation. Developments shall create a walkable, pedestrian scale. Site and building design shall address pedestrian needs and shall include creative approaches to improving pedestrian interest, access, and enjoyment:
 - a) Spatial interruptions caused by parking or other non-pedestrian elements, such as building gaps, driveways, and service entries shall be avoided. Continuous pedestrian activity is strongly encouraged.
 - b) Pedestrian spaces, such as covered walkways, courtyards and plazas shall be encouraged. The design shall encourage the development of open and attractive passageways between buildings and adjoining developments.
 - c) Solid, blank walls and other “dead” or dull spaces at street level are to be avoided. Visually interesting building facades shall be maintained and/or established to engage pedestrian interest. Outdoor seating and dining areas are encouraged.
 - d) Rear façades of both new and existing buildings must be designed to permit public access from parking lots whenever appropriate.
 - e) Vehicular cross-access between properties shall be provided to minimize the number of curb cut openings onto public streets. Generally, vehicular access shall be limited, with no more than one access per street frontage.