

## Fitchburg, WI

CODE COMPARATIVE TABLE - 2009 COMPILED ORDINANCES



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CODE COMPARATIVE TABLE - ORDINANCES

modified

STATE LAW REFERENCE TABLE

modified

< [Secs. 22-358—22-367. - Reserved.](#)[ARTICLE V. - AGRICULTURAL DISTRICTS.](#) >**ARTICLE IV. - INDUSTRIAL DISTRICTS****DIVISION 1. - GENERALLY****Secs. 22-368—22-393. - Reserved.****DIVISION 2. - I-G GENERAL INDUSTRIAL DISTRICT****Sec. 22-394. - Purpose.**

- (a) This district accommodates areas that are predominantly industrial in character. Industrial includes light manufacturing, transportation and wholesaling operations, and a limited number of retail and service establishments.
- (b) In Fitchburg, there are several high quality industrial areas having transportation and other services that are appropriate to industrial usage. These areas should be reserved for industrial and related uses, with retail establishments locating in the several business districts of the community.

(Ord. No. 2010-O-09, § 22.60, 10-12-2010)

**Sec. 22-395. - Allowable uses.**

A use or operation within this district may have several segments or components. Some of these segments may be classified as permitted use segments and others as conditional use segments. Where this is the case, conditional use approval shall be required and shall extend only to the portion of the operation that requires conditional use approval.

(Ord. No. 2010-O-09, § 22.61, 10-12-2010)

**Sec. 22-396. - Permitted uses.**

For the I-G General Industrial District, permitted uses are as follows:

## Fitchburg, WI



- (1) State-classified manufacturing operations, as defined. (21—39)
- (2) Other uses of an industrial or product processing nature including manufacturing, production, assembling, disassembling, cleaning, servicing, freezing or the like, provided that conditional use approval is required for heavy manufacturing operations as set forth in this section. (7218, 7397, 76)
- (3) Manufacture of food products, food processing for shipment off site. (20)
- (4) Warehousing or distribution operations, not including predominantly retail sales to customers on site. (50, 51)
- (5) Wholesaling sales to retail buyers only. Non-store retailers. (596)
- (6) Trucking operations, including truck terminals, transfer facilities, vehicle maintenance, cleaning and repair as a component of trucking operations. (42)
- (7) Postal services. (43)
- (8) Printing, publishing, bookbinding, blueprinting, duplicating. (27)
- (9) Offices of construction firms, shops, storage areas, display rooms. (15—17)
- (10) Public works operation offices, shops, storage areas, display rooms. (91)
- (11) Lumber and building material yards selling on a wholesale basis or selling predominantly to building contractors with most deliveries made by the yard to off-site destinations. (521)
- (12) Laboratories, research, development and testing and manufacturing and fabrication in conjunction with such research and development and operations. (7391-7392)
- (13) Telecommunications facilities. (48)
- (14) Landscape and horticultural services. (078)

(Ord. No. 2010-O-09, § 22.62, 10-12-2010; Ord. No. 2012-O-03, 4-24-2012)

### Sec. 22-397. - Conditional uses.



For the I-G General Industrial District, conditional uses are as follows:

- (1) Heavy manufacturing operations that are likely to generate substantial noise, smoke, dust, heat, cold, humidity fumes, particulate matter, electrical disturbance, radiation emission, glare, night illumination, vibrations, smells, risk of spills, fires or explosions. Conditional use approval is required for operations that generate or are likely to generate one or more of these effects regularly to an extent that is or will be distinctly present and noticeable beyond the property boundary.
- (2) Waste material storage, processing, treatment or disposal, as a principal use. (4953)
- (3) Sales, retail or wholesale, and servicing of farm equipment and construction equipment, not including sales of automobiles or trucks. (5083, 7699)

**Fitchburg, WI**  
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(4) Retail sales or services that exclusively or predominantly serve businesses and employees of the industrial area and are a minor part (less than 25 percent) of the total parcel usage by area, volume or similar measures.

- (5) Agricultural production. (01-02)
- (6) Business services such as commercial art and photography, computer and data processing, photo-finishing and equipment rental and leasing. (733, 737, 7374, 7395)
- (7) Amusement and recreation services. (79)
- (8) Wireless communication facilities. (02-O-35)
- (9) Residence for a caretaker of an on-site business operation.
- (10) Social services. (83)

(Ord. No. 2010-O-09, § 22.63, 10-12-2010; Ord. No. 2017-O-01, § 1, 2-28-2017)

#### **Sec. 22-398. - Dimensional standards.**

For the I-G General Industrial District, dimensional standards are as follows:

- (1) Minimum lot area: 20,000 square feet.
- (2) Minimum lot width: 100 feet.
- (3) Minimum front yard setback: 30 feet.
- (4) Minimum side yard setback: ten feet.
- (5) Minimum side street setback: 20 feet.
- (6) Minimum rear setback: 15 feet.
- (7) Maximum building height: 42 feet on a permitted use basis; above 42 feet on a conditional use basis.
- (8) Maximum lot area coverage: 70 percent.
- (9) Minimum open space: ten percent.

(Ord. No. 2010-O-09, § 22.64, 10-12-2010; Ord. No. 2012-O-09, § 1, 6-26-2012)

#### **Secs. 22-399—22-424. - Reserved.**

### **DIVISION 3. - I-S SPECIALIZED INDUSTRIAL DISTRICT**

#### **Sec. 22-425. - Purpose.**

The I-S Specialized Industrial District is established to provide an aesthetically attractive working environment exclusively for and conducive to the development and protection of offices, research and development institutions, and certain specialized manufacturing establishments, all of a non-nuisance