

ORDINANCE NO. 2022-01

AN ORDINANCE AMENDING SECTION 475-306B, RIVERFRONT BUILDING OF CHAPTER 475, ZONING OF THE VILLAGE OF ALLOUEZ MUNICIPAL CODE

THE VILLAGE BOARD OF THE VILLAGE OF ALLOUEZ, BROWN COUNTY, WISCONSIN, DOES ORDAIN THAT SECTION 475-306B BE AMENDED TO READ AS FOLLOWS:

SECTION 1. § 475-306B Riverfront building.

Regulations. Riverfront buildings are allowed in those districts indicated in Table 3-2. Riverfront buildings are subject to the regulations of general applicability specified in § 475-302 and the building type-specific regulations of Table 3-3 Table 3-6 (further illustrated in Figure 3-11). See § 475-1502 for how compliance with applicable regulations is measured.

**Table 3-6
Riverfront Building Regulations**

Regulation		MXR District	GXR District	References
BUILDING AND PARKING SITING				
1	Minimum primary frontage coverage (%)	80%	80%	See § <u>475-306C</u> for allowed courtyards. See § <u>475-306C</u> for primary frontages in MXR.
2	Primary frontage build-to zone (feet)	5 to 20	10 to 30 (includes accessory structures)	See § <u>475-302</u> for explanation of primary and nonprimary frontages. See § <u>475-306C</u> for minimum streetscape area. See § <u>475-306C</u> for allowance for outdoor dining/seating.
	River/trail frontage build-to zone (feet)	15 to 25	15 to 30 50	
3	Nonprimary frontage build-to zone (feet)	10 to 20	15 to 25	
4	Minimum side setback (feet)	5	7.5; 15 abutting R District	
5	Minimum rear setback (feet)	Not applicable		See § <u>475-306C</u> for riverfront facade treatment.
6	Maximum site impervious coverage (%)	80%	80%	See Chapter <u>453</u> for floodway and floodplain regulations.
	Additional semipervious coverage (%)	15%	15%	
7	Surface or accessory parking yard location	Interior yard, limited side yard, and up to 10% being allowed in primary frontages		See § <u>475-1502</u> for explanation of limited side yard parking. See § <u>475-1502</u> for definitions of yards.
8	Allowed parking location within	Permitted fully in any	Permitted in the basement, the ground floor,	See § <u>475-1502</u> for definition of occupied

	building	basement and behind required occupied space of all other stories	or in an accessory structure, without a requirement for occupied space	space.
9	Minimum depth of occupied building space along primary frontage facade (feet)	20; not required in any basement or half story	20; not required in any basement or half story, including unoccupied space	
10	Refuse and recycling, utilities, and loading yard location	Interior only		See Article IX for screening regulations.
11	Permitted driveway access location permitted garage entry facade location	1 per 200 feet of primary street frontage interior or interior side facade		See § 475-302 for driveway access exception.

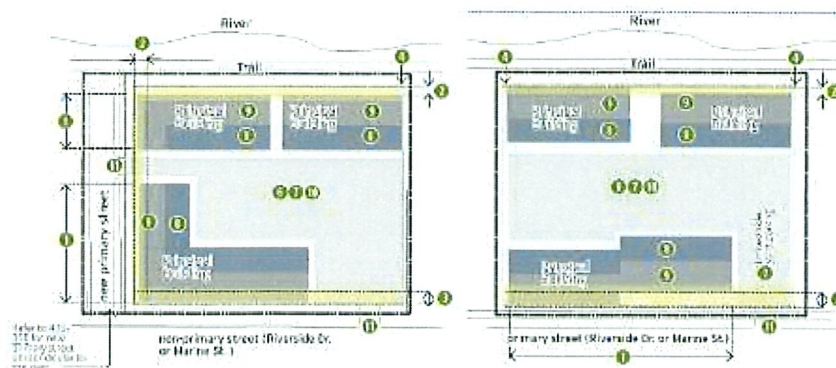
HEIGHT

12	Overall: Maximum Minimum height (stories)	2			See § <u>475-306C</u> for explanation of measuring height for this building type and conditions of design exception approval.
	Maximum height (stories)	5; additional stories permitted with Village Board approval through the Public Hearing design exception process and in no case will an exception be granted for a building with occupied space measuring taller than 102 feet			
	Upper stories set back	Above 3.5 stories, set back minimum 50 feet of any R1 District lot line			
13	Ground story: Minimum height (feet)	14	9	Stories are measured floor to floor.	
	Maximum height (feet)	18	14		
14	All other stories: Minimum height (feet)	9	9		
	Maximum height (feet)	12	12, with an exception of the top 2 stories which can be up to 14		

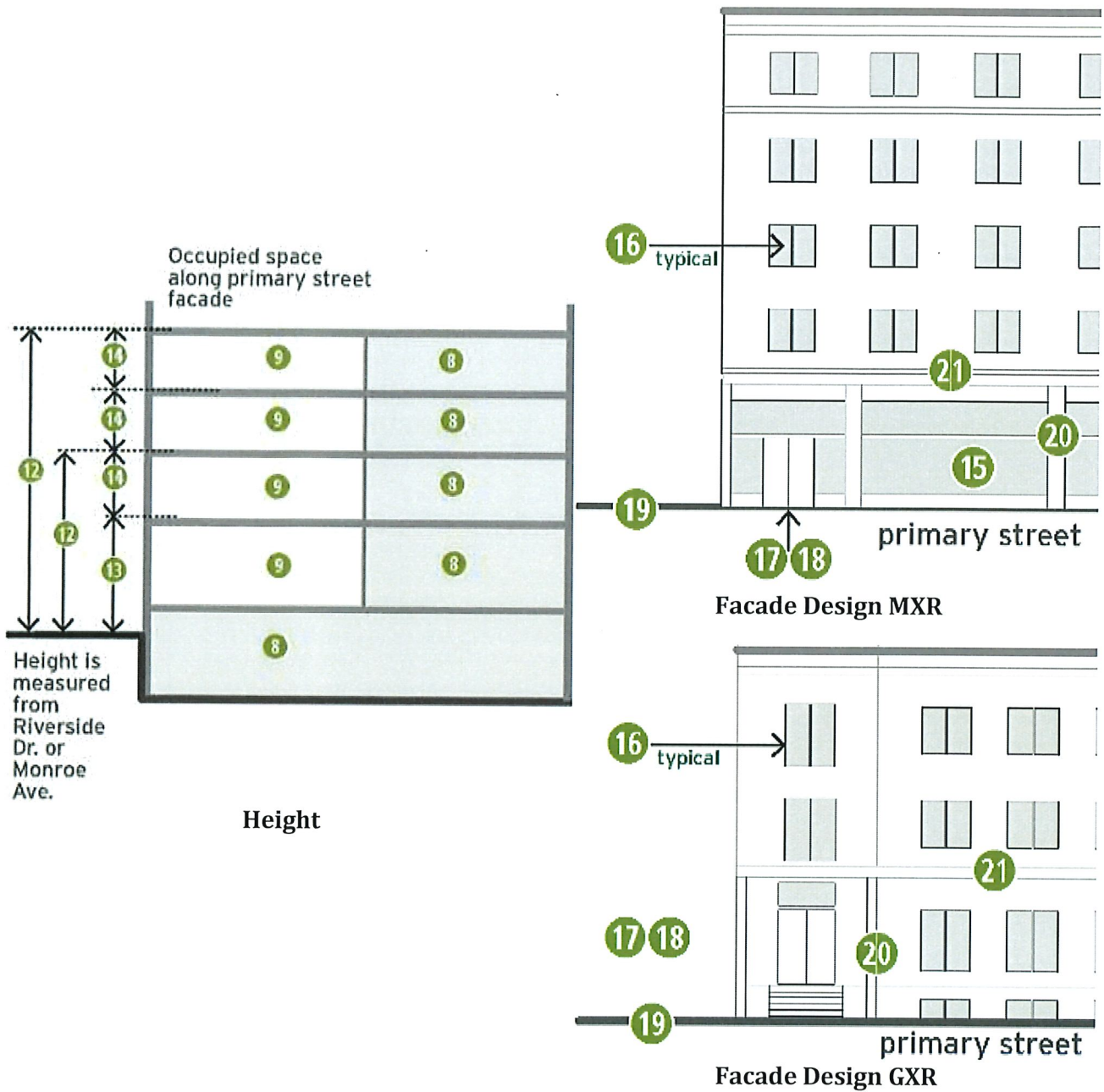
FACADE AND CAP REQUIREMENTS

15	Minimum transparency: ground-story, primary river/trail frontage facades (%)	55%, measured between 2 and 8 feet above sidewalk	10% to 15%, measured per story	§ 475-302 requires primary frontage treatment to turn corners. Blank wall limitations apply to primary frontage facades per § 475-1502.
16	Minimum transparency: all street facades and river/trail frontage facades (%)	15%, measured per story of all stories		
17	Minimum primary frontage principal entrances	Principal entrances 1 per every 60 feet of facade, recessed between 3 and 8 feet, up to 8 feet wide	Principal or gated entrances 1 per every 120 feet of façade	See § 475-901K for principal entryway regulations.
18	Minimum river/trail frontage principal entrances	Principal entrances 1 per every 150 feet of facade		
19	Entrance/ground-story elevation (feet)	Within 1.5 of adjacent sidewalk or trail grade	Within 30 inches of adjacent street sidewalk or trail average elevation or between 30 inches and 5 with visible basement (transparency required)	See § 475-1502 for measuring.
20	Ground-story vertical facade divisions on primary frontage facades	1 shadow line per every 60 of facade width	1 shadow line per every 120 of facade width	See § 475-901L for building articulation, including building variety.
21	Horizontal facade divisions on primary frontage facades	1 shadow line within 3 feet of the top of the ground story on any street facade		
22	Permitted cap types	Parapet, flat, pitched; tower permitted		See § 475-309 for cap type regulations.

**Figure 3-11
Riverfront Building**



Building and Parking Siting



SECTION 2. All ordinances or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall take effect upon its adoption and publication.

Approved and adopted this 18th day of January, 2022.

James F. Rafter, Village President

ATTEST:

Carrie C. Zittlow, Village Clerk-Treasurer