

Zoning

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SEC. 13-1-23 ANNEXATIONS.

All territory annexed to the City of Park Falls shall automatically become a part of the R-2 Two- and Multi-Family Residential District until definite boundaries and regulations are adopted by the Common Council, provided, however, that the Common Council shall adopt definite boundaries and district regulations within ninety (90) days from the date of annexation.

SEC. 13-1-24 R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT.

- (a) **Purpose.** The R-1 District is intended to provide a pleasant, safe, and quiet neighborhood environment free from traffic hazards or public annoyances for residential areas in the City.
- (b) **Permitted Uses.**
 - (1) Single-family dwellings, excluding all mobile homes.
 - (2) Public recreational parks and playgrounds.
 - (3) One (1) private garage and accessory buildings.
 - (4) Uses customarily incident to any of the above uses provided that no such use generates traffic or noise that would create a public or private nuisance.
 - (5) Home gardening.
- (c) **Area Requirements.**
 - (1) Maximum Building Height -- Thirty-five (35) feet.
 - (2) Side Yard: Principal Building -- Ten (10) feet on a side; twenty-four (24) feet total.
 - (3) Side Yard: Accessory Building -- Five (5) feet on each side; within portions of the City developed prior to May 17, 1977, side yards shall be five (5) feet for principal buildings and three (3) feet for accessory buildings, and rear yards shall be five (5) feet for all buildings.
 - (4) Front Yard Setback (except as stated below) -- Twenty-five (25) feet.
 - (5) Rear Yard Setback -- Thirty (30) feet.
 - (6) Rear Yard Setback: Accessory Building -- Five (5) feet.
 - (7) Lot Area Per Family -- Eight thousand five hundred (8,500) square feet.
 - (8) Minimum Lot Width -- Seventy (70) feet.
 - (9) Minimum Floor Area Per Family -- Eight hundred (800) square feet on the ground level.
- (d) **Setback Modification.**
 - (1) Where forty percent (40%) or more of the frontage is occupied with buildings having an average setback line of more or of less than twenty-five (25) feet, the setback line in any vacant interior lot in such frontage shall be established at the point of intersection of its centerline, drawn from the front street line, and a line connecting the nearest points on the setback lines of the next existing buildings on each side of such vacant lot.
 - (2) On any corner lot less than sixty (60) feet wide and of record at the time of the passage of this Chapter, where reversed frontage exists, the setback on the

side street shall be not less than fifty percent (50%) of the setback required on the lot in the rear, and no buildings shall project beyond the setback line of the lot in the rear, provided, further, that in no case shall the buildable width of such corner lot be reduced to less than twenty-four (24) feet.

SEC. 13-1-25 R-2 TWO- AND MULTI-FAMILY RESIDENTIAL DISTRICT.

- (a) **Purpose.** The R-2 District is intended to provide a living area that is pleasant and suitable for duplexes and multiple-family dwellings.
- (b) **Permitted Uses.**
- (1) Any use permitted in the R-1 District, provided R-1 conditions are met for those uses.
 - (2) Two (2) family dwellings.
 - (3) Multi-family dwellings.
 - (4) Churches, public schools, parochial schools, public libraries, public museums, and art galleries.
 - (5) Municipal buildings, except sewage disposal plants, garbage incinerators, public warehouses, public garages, public shops and storage yards and penal or correctional institutions and asylums
 - (6) Mobile home parks.
 - (7) Public recreational and community center buildings and grounds.
 - (8) Home gardening, greenhouses, and nurseries.
 - (9) Boarding houses and lodging houses.
 - (10) Public hospitals, except hospitals for contagious diseases or for the care or treatment of epileptics or drug or drink addicts or the insane or feeble-minded, when such buildings shall be located not less than seventy-five (75) feet from any lot in any residence district not used for the same purpose.
 - (11) Philanthropic and charitable institutions.
 - (12) Private clubs, fraternities, and lodges, except those whose chief activity is customarily carried on as a business.
 - (13) Professional offices.
 - (14) Clinic.
- (c) **Area Requirements.**
- (1) Maximum Building Height -- Forty-five (45) feet.
 - (2) Side Yard: Principal Building -- Ten (10) feet on each side.
 - (3) Side Yard: Accessory Building -- Five (5) feet.
 - (4) Rear Yard Setback: Accessory Building -- Five (5) feet.
 - (5) Front Yard Setback -- Twenty-five (25) feet
 - (6) Rear Yard Setback: Principal Building -- Thirty (30) feet. Within portions of the City developed prior to May 17, 1977, side yards shall be five (5) feet for principal building and three (3) feet for accessory buildings, and rear yards shall be five (5) feet for all buildings.
 - (7) Lot Area Per Family -- Eight thousand five hundred (8,500) square feet for one (1) family; six thousand (6,000) square feet for two (2) family; three

thousand five hundred (3,500) for multi-family. On substandard lots developed before May 17, 1977, building on said lots is permitted if the buildings conform to the setback requirements of Section 13-1-25(c)(6).

- (8) Minimum Lot Width – Eighty (80) feet.
- (9) Minimum Floor Area Per Family – One thousand (1,000) square feet for three (3) bedroom apartments; eight hundred (800) square feet for two (2) bedroom apartments; six hundred (600) square feet for one (1) bedroom apartments.

SEC. 13-1-26 C-1-A COMMERCIAL DISTRICT.

(a) Purpose. The C-1-A District is intended to provide an area for the primary business and commercial needs of the City.

(b) Permitted Uses.

- (1) Any use permitted in the R-2 District.
- (2) Post offices.
- (3) Parking lots.
- (4) General business and commercial uses which do not generate noise, smoke or odors that would create a public or private nuisance. These generally include:
 - a. Animal hospital, pet shop.
 - b. Art shop, antique shop, gift shop.
 - c. Automobile sales and service establishments, public garage, parking lot.
 - d. Bakery.
 - e. Bank, brokerage, financial institution, pawnbroker.
 - f. Barber shop, beauty parlor.
 - g. Book and stationery store, news stand.
 - h. Bowling alley, pool and billiard room.
 - i. Business and professional office.
 - j. Candy store, confectionery store.
 - k. Clothing store, department store, dress shop, dry goods store, hosiery shop, millinery shop, shoe store, shoe repair shop.
 - l. Convention and exhibition hall, sports arena.
 - m. Dance hall, gymnasium, skating rink.
 - n. Drug store, ice cream shop, pharmacy, soda fountain, soft drink stand.
 - o. Florist shop.
 - p. Food and dairy products establishments, delicatessen, fruit and vegetable store, grocery store, meat and fish market.
 - q. Furniture store, office equipment store, upholsterer's shop.
 - r. Hardware store, home appliance store, paint store, plumbing, heating and electrical supplies, sporting goods store.
 - s. Hotel, motel, trailer and/or cabin court.
 - t. Jewelry store, watch repair shop.
 - u. Laundry or cleaning and dyeing establishment employing not more than ten (10) persons on the premises.
 - v. Music store, radio and television store.

- w. Optical store.
- x. Photographer, photographer's supplies.
- y. Private clubs and lodges.
- z. Private school.
- aa. Radio and television broadcasting studio, radio and television towers, masts or
aerials, micro-wave radio relay structures.
- bb. Restaurant, barbecue stand, cafe, cafeteria, caterer, tavern.
- cc. Signs, billboards, and other outdoor advertising structures.
- dd. Tailor shop, clothes pressing shop.
- ee. Railroad and bus depot.
- ff. Telephone and telegraph office.
- gg. Temporary structures.
- hh. Theaters and places of amusement, except drive-in theaters.
- ii. Tobacco store.
- jj. Undertaking establishment.
- kk. Variety store, notion shop.
- ll. Any other uses similar in character and the manufacture and treatment of
products clearly incidental to the conduct of a retail business on the premises.
- mm. Such accessory uses as are customary in connection with the foregoing uses
and are incidental thereto.

(c) **Area Requirements.**

- (1) Maximum Building Height -- Forty-five (45) feet.
- (2) Side Yard: Principal Building* -- Ten (10) feet on each side or a four (4) hour
fire-retardant wall.
- (3) Side Yard: Accessory Building* -- Ten (10) feet on each side or four (4) hour
fire-retardant wall.
- (4) Front Yard Setback* -- Fifteen (15) feet.
- (5) Rear Yard Setback* -- Twenty-five (25) feet.
- (6) Lot Area Per Family -- Same as R-2 District; Minimum Lot Width* -- Seventy
(70) feet.
- (7) Parking: Off-Street Residential -- One (1) per family.
- (8) Parking: Commercial* -- One (1) per three hundred (300) square feet of floor
space.
- (9) Minimum Floor Area Per Family -- Same as R-2 District.

*In the blocks in the commercial district which are already developed prior to May 17, 1977, setbacks, minimum lot widths, commercial parking and truck unloading areas for new or renovated building can correspond with the existing setbacks, minimum lot widths, commercial parking and truck unloading areas, provided the Board of Appeals determines, upon due application for a variance, that such action will be in keeping with the purposes of this Chapter.

SEC. 13-1-26-B C-2 COMMERCIAL DISTRICT

(a) **Purpose.** The C-2 District is intended to provide an area for a mix of residential and commercial uses approved for the tourist By-Way, as that term is defined in the Comprehensive Plan, in the City of Park Falls.

(b) **Permitted Uses.**

1. Any use permitted in the R-2 District.
2. Art shop, art gallery, art studio.
3. Bakery.
4. Barber shop, beauty salon, tanning salon.
5. Book store, stationary store, news stand.
6. Licensed professionals.
7. Candy store, confectionary store.
8. Clothing store, dress shop, shoe store, fashion boutiques.
9. Ice cream shop, soda fountain, soft drink stand.
10. Coffee shop, internet café, specialty food shop, caterer.
11. Florist shop, party supply shop.
12. Delicatessen, meat market.
13. Hotel, motel.
14. Optical store.
15. Photographer, photo studio, photo frame shop.
16. Private clubs and lodges that are 501(c)3 exempt.
17. Tailor shop, leather sales and repair shop.
18. Any other uses similar in character and those which are not intrusive to the surrounding residential property, subject to the advance approval of the Plan Commission. The Plan Commission will review and make a determination on proposed uses on a case-by-case basis.

(c) **Area Requirements.**

1. Maximum Building Height – Twenty-five (25) feet.
2. Side Yard: Principal Building – Ten (10) feet on each side.
3. Side Yard: Accessory Building – Ten (10) feet on each side.
4. Front Yard Setback – Twenty-five (25) feet.
5. Rear Yard Setback – Twenty-five (25) feet.
6. Parking: Off-Street – One per Three Hundred (300) square feet of floor.
7. Minimum Floor Area Per Family – Same as R-2 District.

(d) **Other Requirements.**

1. No electronic signs will be allowed. All signage must be compatible to the surrounding décor, subject to the advance approval of the Zoning Administrator.
2. No wire fences will be allowed. All fences must be compatible to the surrounding décor, subject to the advance approval of the Zoning Administrator.
3. Exterior lighting must be at the minimum required to be effective and safe, while not being so bright as to create a nuisance for neighboring properties.
4. No outside displays or storage will be allowed except on a temporary basis when approved in advance by the Zoning Administrator in his or her discretion.