

## **DIVISION 3.0300**

## **NONRESIDENTIAL ZONING DISTRICTS**

This Division sets forth detailed descriptions of the nonresidential zoning districts (excluding the agricultural districts) and their respective dimensional and bulk regulations, requirements, and design standards. The nonresidential zoning districts are generally grouped as follows: business districts, industrial districts, public and semi-public districts, agricultural districts, special districts, and floodland districts.

### **SECTION 3.0305 P-1 PARK AND RECREATION DISTRICT**

- A. District Intent: The P-1 Park and Recreation District is intended to:
1. Provide for areas where the park, recreational and open space needs, both public and private, of the populace can be met without undue disturbance of natural resources and uses of other adjacent zoning districts.
  2. Establish requirements to increase park, recreational and open space compatibility with the suburban and open space character of the Town as set forth in the Town of Saukville Comprehensive Plan and amendments thereto.
  3. Require increased compatibility with a suburban and open space character as set forth in the Town of Saukville Comprehensive Plan and components thereof through the use of area and bulk regulations.
  4. Be served by on-site soil absorption sewage disposal systems and private wells.
- B. District Standards: The P-1 District is further intended to have the development standards as set forth in table 3.0305. Those developments served by on-site sewage disposal systems must meet all requirements set forth under Section 2.0103(B)(7) of this Ordinance.
- C. Permitted, Accessory, and Conditional Uses: See Sections 3.0503, 3.0504, Division 3.0600, Section 3.0603, and Division 3.0700.

Table 3.0305

P-1 PARK AND RECREATION DISTRICT DEVELOPMENT STANDARDS

Type of Standard	Standard
Landscape Surface Ratio and Floor Area Ratio	
Minimum Landscape Surface Ratio (LSR)	0.60
Alternative Minimum Landscape Surface Ratio (LSR) with Required Mitigation (See Section 5.0314)	0.50
Maximum Gross Floor Area Ratio (GFAR)	0.30
Maximum Net Floor Area Ratio (NFAR)	0.60
Lot Dimensional Requirements	
Minimum Lot Area (ft <sup>2</sup> )	5 acres
Minimum Lot Width at Setback Line (feet)	100
Minimum Front Yard (Feet)	50 (a, b)
Minimum Side Yard (Feet)	25 (a, b)
Minimum Side Yard of Corner Lot (Feet)	50 (a, b)
Minimum Rear Yard (Feet)	50 (a, b)
Minimum Shore Yard (Feet)	75
Maximum Building Height	
Principal Structure (Feet)	35
Accessory Structure (Feet)	25

(a) See Division 5.0300 for the determination of minimum required bufferyards. See Section 5.0104 for increased setback requirements along arterial streets and highways.

(b) For new construction, no off-street parking area or drive (except a drive which intersects a public street right-of-way which provides direct access to the lot or parcel from the abutting intersecting public street right-of-way) is allowed within any required front yard setback or within the required side yard on a corner lot. Not off-street parking area or drive is allowed to be closer that five (5) feet from any side or rear lot line.