

## **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 3.0303        SG SAND AND GRAVEL EXTRACTION DISTRICT**

- A.     District Intent: the SG Sand and Gravel Extraction District is intended to:
1.        Provide for the conduct of sand and gravel extraction operations without blasting or crushing operations.
  2.        Provide for the proper restoration of extractive areas of the Town of Saukville in a way that will not deteriorate the natural environment.
  3.        Be used exclusively in sand and gravel extraction areas of the Town existing at the time of the adoption of the Zoning Ordinance and shall not be used to accommodate new sand and gravel extraction sites no contiguous to such existing operations at the time of Zoning Ordinance adoption.
  4.        Minimize the potential adverse effects sand and gravel extraction may have on the surrounding area.
  5.        Be used in locations where the relationship to surrounding land use would create fewer problems of land use incompatibility.
  6.        Not to abut any residential zoning districts or residential portion of a Town-approved "Open Space Subdivision."
  7.        Be served by on-site sewage disposal systems and private wells.
- B     District Standards: The SG District is further intended to have the development standards as set forth in Table 3.0303. Also see the design standards set forth in Division 3.0600 of this Ordinance. 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 3.0504, Division 3.0600, Section 3.0603, and Division 3.0700.

Table 3.0303

SG SAND AND GRAVEL EXTRACTION DISTRICT DEVELOPMENT STANDARDS

Type of Standard	Standard
Landscape Surface Ratio and Floor Area Ratio	
Minimum Landscape Surface Ratio (LSR)	0.50
Alternative Minimum Landscape Surface Ratio (LSR) with Required Mitigation (See Section 5.0314)	No Mitigation Allowed
Maximum Gross Floor Area Ratio (GFAR)	0.37
Maximum Net Floor Area Ratio (NFAR)	0.74
Lot Dimensional Requirements	
Minimum Lot Area (ft <sup>2</sup> )	10 acres (a) 20,000 (b)
Minimum Lot Width at Setback Line (feet)	350 (a) 100 (b)
Minimum Front Yard (Feet)	-- (c)
Minimum Side Yard (Feet)	-- (c)
Minimum Side Yard of Corner Lot (Feet)	-- (c)
Minimum Rear Yard (Feet)	-- (c)
Minimum Shore Yard (Feet)	75
Maximum Building Height	
Principal Structure (Feet)	35
Accessory Structure (Feet)	100

(a) A minimum of 10 acres with a minimum lot width of 330 feet is required for all quarrying/extractive uses

(b) Minimum required area for all other uses except sand and gravel extraction uses.

(c) See Division 5.0300 for the determination of minimum required bufferyards and Division 3.0600 for Conditional Use standards for sand and gravel extraction uses. See Section 5.0104 for increased setback requirements along arterial streets and highways.