



## Plan Commission Public Notice

The Sister Bay Plan Commission will hold a public hearing at the Sister Bay Fire Station, 2258 Mill Rd, Door County, Wisconsin on **Tuesday, August 26, 2014 at 5:30 P.M.** or shortly thereafter, for the purpose of considering proposed text amendments to the Zoning Code. Sections of the Zoning Code to be considered include §66.0501(e)(2)(h) - Delivery Trucks in Residential Neighborhoods for Home Based Businesses; §66.0505 - Regulation of Wind Towers - bring local Code into compliance with State Statutes, and §66.0808 - Regulation of Noise.

The purpose of this public hearing is to obtain comments and input from the public on the proposed text amendments.

A copy of the proposed amendments and the current Zoning Code are available for inspection. The Zoning Code and Zoning Map for the Village are also on file at the Zoning Administrator's office and may be viewed at 2383 Maple Drive weekdays between 8:00 a.m. and 4:00p.m. The drafts are available on the Village web site at [www.sisterbaywi.info](http://www.sisterbaywi.info).

Written testimony, including email, will be accepted at the Sister Bay Administration Building, 2383 Maple Drive, Sister Bay, WI 54234, (FAX 920-854-9637) until 3:00 P.M. on the day of the meeting. Letters will be available for public inspection during normal business hours, until the close of business on the day of the hearing. Letters will be entered into the record; and a summary of all letters will be presented at the meeting, but individual letters may not be read. Anonymous correspondence will not be accepted.

All application materials for Regular Zoning Permits, Conditional Use Permits and zoning amendment petitions may be viewed at the Sister Bay Administration Building, 2383 Maple Drive, Sister Bay, WI during normal business hours, 8:00am. -4:00p.m.

By order of the Plan Commission of the Village of Sister Bay.

Zeke Jackson  
Zoning Administrator  
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# VILLAGE OF SISTER BAY ZONING CODE

1		57	
2	shall not exceed the total footprint	58	which is necessarily, cus-
3	of the principal building(s) without	59	tomarily, or ordinarily used
4	Plan Commission permit approval.	60	for household or leisure pur-
5	(4) Buildings accessory to general agri-	61	poses.
6	cultural uses on farms or orchards	62	c. No toxic, explosive, flamma-
7	shall not be restricted in floor area.	63	ble, combustible, corrosive,
8	Golf courses consisting of at least 9	64	etiologic, radioactive, or oth-
9	holes and 2,500 playable yards, the	65	er restricted materials shall
10	total floor area of all accessory	66	be used or stored on the site
11	buildings on the lot shall not exceed	67	except those, which are nec-
12	3,000 square feet.	68	essarily, customarily, or or-
13	(d) <u>Height, Architectural and Site Plan Re-</u>	69	dinarily used for household
14	<u>quirements.</u> (Amended Ordinance 207-	70	or leisure purposes.
15	100912)	71	d. There shall be no outside
16	(1) The maximum height of an accesso-	72	operations, storage, or dis-
17	ry building shall not exceed the	73	play of materials or products.
18	height of the principal building to	74	e. The home occupation shall
19	which it is accessory, without Plan	75	not occupy more than 20
20	Commission permit approval, up to	76	percent of the square footage
21	a maximum height of 35 feet.	77	of the primary residence. The
22	(2) Accessory buildings on R-2, B-1, B-	78	20 percent can be utilized
23	2, B-3, I-1 and P-1 lots shall con-	79	inside and/or outside. The
24	form to the established architectural	80	space, either inside or out-
25	appearance, which exists for the	81	side, cannot exceed 20 per-
26	primary structure(s).	82	cent of the square footage of
27	(3) Accessory buildings on R-2, B-1, B-	83	the primary residence.
28	2, B-3, I-1 and P-1 lots, which do	84	f. No alteration of the residen-
29	not appear on an approved site	85	tial appearance of the prem-
30	plan, in excess of 120 square feet,	86	ises shall occur, including
31	require an amendment to the ap-	87	the creation of a separate en-
32	proved site plan by the Plan Com-	88	trance for the home occupa-
33	mission, before a zoning permit can	89	tion.
34	be issued.	90	g. No process shall be used
35	(e) <u>Home occupations.</u>	91	which is hazardous to public
36	Home occupations are permitted accessory	92	health, safety, or welfare or
37	uses in any residential district and shall be	93	would create a nuisance or
38	approved by the Plan Commission. Home	94	be otherwise incompatible to
39	occupations and professional home offices	95	the surrounding residential
40	shall be permitted when incidental to the	96	area; nor the removal of
41	principal residential use, situated upon the	97	sand, gravel, stone, topsoil or
42	same premise (inside and/or outside) and	98	peat moss for commercial
43	carried on by the residential occupant,	99	purposes.
44	subject to the following conditions, pro-	100	<del>h. Visitors, customers, or deliv-</del>
45	vided that:	101	<del>eries shall not exceed that</del>
46	(1) The primary use of the structure	102	<del>normally and reasonably oc-</del>
47	shall be a dwelling unit.	103	<del>curing for a residence in-</del>
48	(2) The following standards shall be	104	<del>cluding not more than two</del>
49	complied with in full at all times:	105	<del>business visitors per hour,</del>
50	a. No more than one full time	106	<del>not to exceed eight visitors</del>
51	equivalent person who is not	107	<del>per day, and not more than</del>
52	a resident of the dwelling	108	<del>two deliveries of product or</del>
53	unit shall be engaged or em-	109	<del>material per week.</del>
54	ployed in the home occupa-	110	i. The home occupation shall
55	tion on the premises.	111	not displace or impede use
56	b. No mechanical equipment	112	of required parking spaces,
	shall be utilized except that		including any business stor-

# VILLAGE OF SISTER BAY ZONING CODE

## SEC. 66.0505 WIND POWER GENERATING TOWERS

## SEC. 66.0506 OUTDOOR DISPLAYS

1 the original approval and unless the appli- 55  
2 cant provides adequate evidence that con- 56  
3 struction is able to begin within the ex- 57  
4 tended time period sought. The Village 58  
5 Board may, as a condition of approval of a 59  
6 conditional use permit, establish a time 60  
7 that such conditional use permit shall re- 61  
8 main in effect. 62

### 9 Sec. 66.0505 Wind Power Generating Towers

10 Wind power generation shall ~~not~~ be permitted in 63  
11 any district in the Village, in conformance with 64  
12 Wisconsin 2009 Act 40, PSC 128, ~~not~~ and shall ~~not~~ 65  
13 be permitted on the waters of Green Bay within 66  
14 the jurisdiction of the Village. 67

### 15 Sec. 66.0506 Outdoor Displays

16 (a) Outdoor displays which are allowed on a 68  
17 regular basis in the B-1 District and do not 69  
18 require a permit. 70

19 No permit will be required if the owner of 71  
20 a business in the B-1 District wishes to dis- 72  
21 play merchandise which is for sale out- 73  
22 doors, excluding the items included in (d). 74  
23 The display must satisfy the following re- 75  
24 quirements: 76

25 (1) The outdoor display of merchandise 77  
26 shall not extend more than 50 per- 78  
27 cent from the building into the re- 79  
28 quired front setback area. 80

29 (2) Signs, screening, enclosures, land- 81  
30 scaping or materials being displayed 82  
31 shall not interfere in any manner 83  
32 with either on-site or off-site traffic 84  
33 visibility, including pedestrian traf- 85  
34 fic. 86

35 (3) The display area shall not inhibit the 87  
36 use of or number of required park- 88  
37 ing stalls. 89

38 (4) Display areas shall be separated 90  
39 from any vehicular parking or circu- 91  
40 lation area and the separation shall 92  
41 be clearly indicated. 93

42 (5) If goods are removed from the dis- 94  
43 play area, all support fixtures shall 95  
44 also be removed. 96

45 (b) Outdoor displays which are allowed on a 97  
46 regular basis in the B-2 and B-3 Districts 98  
47 and do not require a permit. 99

48 No permit will be required if the owner of 100  
49 a business in the B-2 District or the B-3 101  
50 District wishes to display a small amount 102  
51 of merchandise which is offered for sale 103  
52 outdoors, excluding the items included in 104  
53 (d). The display must satisfy the following 105  
54 requirements: 106  
107  
108  
109  
110

(1) The appearance of the display must 55  
be proportionate to the size of the 56  
building in which the store is locat- 57  
ed. 58

(2) The items to be displayed outdoors 59  
must be placed at least twenty feet 60  
from the face of the curb. If it will 61  
be impossible for a business owner 62  
to satisfy the twenty-foot regulation 63  
a small display will be allowed by 64  
the building entrance. 65

(c) Number of sidewalk sales allowed per cal- 66  
endar year. 67

(1) No permit will be required for 68  
sidewalk sales in any of the business 69  
districts, but no more than twelve 70  
(12) of such sales will be allowed in 71  
a calendar year. 72

(2) The appearance of the merchandise 73  
displayed during a sidewalk sale 74  
must also be proportionate to the 75  
size of the building in which the 76  
store is located. 77

(d) Outdoor displays which do require a per- 78  
mit in all business districts. 79

(1) If the owner of a business in any 80  
business district within the Village 81  
limits wishes to display larger items 82  
such as automobiles, trucks, motor- 83  
cycles, RV's, campers, ATV's, boats 84  
and the like, a permit which deline- 85  
ates the area where the large item 86  
display will be allowed is required, 87  
but the display must meet the fol- 88  
lowing requirements: 89

(2) The display shall not extend more 90  
than 20 percent from the building 91  
into the front yard area, and may 92  
not extend into the required side or 93  
rear setbacks. 94

(3) Automobiles, trucks, motorcycles 95  
and boats shall only be displayed or 96  
placed on a surface as specified in 97  
Section 66.0403(f)(1) of the Zoning 98  
Code. 99

(4) The display area shall not inhibit the 100  
use of or number of required park- 101  
ing stalls. 102

(5) Display areas shall be separated 103  
from any vehicular parking or circu- 104  
lation area and the separation shall 105  
be clearly indicated. 106

(6) If goods are removed from the dis- 107  
play area, all support fixtures shall 108  
also be removed. 109  
110

# VILLAGE OF SISTER BAY ZONING CODE

## SEC. 66.0807 VIBRATION

## SEC. 66.0809 OUTDOOR LIGHTING

- 1 **Sec. 66.0807 Vibration** 56
- 2 No activity in any district shall emit vibrations, 57
- 3 which are discernible by the Zoning Administrator 58
- 4 without instruments outside its premises. Any 59
- 5 construction or utility installation activity that re- 60
- 6 quires blasting of rock shall require a notification 61
- 7 plan for neighboring properties and the issuance 62
- 8 of a permit by the Zoning Administrator. 63
- 9 **Sec. 66.0808 Noise** 64
- 10 Any activity or operation of any use producing 65
- 11 noise, other than ordinary vehicular noise, shall 66
- 12 be conducted so that no noise from the activity or 67
- 13 operation shall exceed the following limits at a 68
- 14 point of 25 feet from the boundaries of the lot on 69
- 15 which the noise is emanating; residential dis- 70
- 16 tricts—65 decibels and business districts—70 dec- 71
- 17 ibels. 72
- 18 **Sec. 66.0809 Outdoor Lighting** 73
- 19 (a) Purpose, Purpose and intent: 74
- 20 This section regulates all outdoor lighting 75
- 21 installed on residential, business and insti- 76
- 22 tutional sites, both publicly and privately 77
- 23 owned within the Village, with the excep- 78
- 24 tion of outdoor lighting on public streets, 79
- 25 public bikeways and public walkways. The 80
- 26 purpose of this section is to create stand- 81
- 27 ards for outdoor lighting that do not inter- 82
- 28 fere with the reasonable use of residential, 83
- 29 business and institutional sites, that prevent 84
- 30 light trespass and conserve energy yet 85
- 31 maintain night time safety. If outdoor light- 86
- 32 ing is installed, it shall be in conformance 87
- 33 with the provisions of this section of the 88
- 34 Municipal Code, the building code and all 89
- 35 other codes and regulations as applicable 90
- 36 and under appropriate permit and inspec- 91
- 37 tion. 92
- 38 (b) General requirements: 93
- 39 (1) All outdoor lighting fixtures installed 94
- 40 November 13, 2004 and thereafter 95
- 41 maintained upon private or public 96
- 42 residential, business, and institu- 97
- 43 tional property shall comply with 98
- 44 the following: 99
- 45 a. The maximum allowable 100
- 46 light trespass shall be 0.5 101
- 47 horizontal foot-candles four 102
- 48 feet above ground. The point 103
- 49 of measurement of this of- 104
- 50 fending light shall be at the 105
- 51 property line for residential, 106
- 52 commercial, institutional or 107
- 53 public use. The measurement 108
- 54 shall not include any ambi- 109
- 55 ent natural light. 110
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- b. Light sources shall be shield-  
ed or installed so that there is  
not a direct line of sight be-  
tween the light source and its  
reflection and at a point five  
feet or higher above the  
ground of adjacent property  
and public streets. The light  
source shall not be of such  
intensity to cause discomfort  
or annoyance.
- c. Any outdoor lighting fixture  
installed on a parking lot  
shall use metal halide lamps.
- d. The lighting system shall be  
extinguished or reduced to  
fifty percent no later than  
thirty minutes after the close  
of business for the day. The  
fifty percent reduction shall  
be applied to the entire lot or  
structure.
- e. All lamp types utilized for  
search lighting shall not be  
allowed. Outdoor lighting  
fixtures used to illuminate  
sports fields and tennis courts  
shall be reduced by 50%  
past 10:00 PM.
- f. Flashing, flickering, and oth-  
er distracting lighting, which  
may distract motorists is pro-  
hibited.
- g. Light fixtures shall not be  
permitted within required  
buffer yards.
- (2) All outdoor fixtures installed prior to  
November 13, 2004 shall be ex-  
empt from this section except as fol-  
lows:
- a. If any modifications, con-  
struction or changes to an  
existing outdoor lighting fix-  
ture system is proposed to af-  
fect fifty percent or more of  
the total number of fixtures,  
then all fixtures shall comply  
with the provisions of this  
section.
- b. All outdoor lighting fixtures  
installed on R-2 residential  
projects or sites shall con-  
form to subsection (c)(3)  
herein.
- (3) All outdoor lighting fixtures shall be  
maintained according to materials