

**VILLAGE OF GREENVILLE  
ORDINANCE 11-23  
AMENDMENT TO CHAPTER 320 ZONING ORDINANCE**

WHEREAS, the Village of Greenville periodically amends the Zoning Ordinance to address concerns and issues; and

WHEREAS, The Greenville Planning Commission held a public hearing on the proposed amendments on October 9, 2023; and

WHEREAS, The Greenville Planning Commission has made a recommendation to the Village of Greenville Village Board and the Village of Greenville Board hereby finds the proposed amendments are consistent with its Comprehensive Plan.

THEREFORE, BE IT ORDAINED, The Village Board of the Village of Greenville, Outagamie County does hereby ordain as follows:

1. Chapter 320 Zoning of the Village of Greenville Municipal Code shall be amended as follows:
  - A. Section 320-112 Official Zoning Map shall be repealed and replaced as follows:
    - B. Amendments. Amendments to the Official Zoning Map shall be approved by the ~~Outagamie County Board of Supervisors~~ Village Board of the Village of Greenville in accordance with the provisions of this Chapter and §62.23(7)(D) of the Wisconsin Statutes. Amendments shall be effective as provided in §62.23(7)(D) of the Wisconsin Statutes. Amendments shall promptly be portrayed on the Official Zoning Map.
    - C. Final authority as to zoning status. Regardless of the existence of purported copies of all or part of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map, and shall be located in the Clerk's office, shall be the final authority as the current zoning status of any lands ~~unless overruled by Outagamie County~~.
  - B. Section 320-601 C. shall be repealed and replaced as follows:
    - C. Number of accesses and locations. No parcel abutting a public street for less than 100 feet shall have more than one driveway access to that street. No parcel abutting on a public street for over 100 feet shall have more than two driveway accesses to that street. No residentially zoned parcel shall have more than two driveway accesses.
  - C. Table 320-610-1 Minimum Parking Dimensions shall be repealed and replaced as follows:

**Table 320-610-1 Minimum Parking Dimensions**

<u>Reference Diagram 320-610-1</u>	30°	45°	60°	90°
Stall width perpendicular to parking stall: Surface Parking	10 ft.	10 ft.	10 ft.	10 ft.
Stall width perpendicular to parking stall: Parking Ramp above or below ground	9 ft.	9 ft.	9 ft.	9 ft.

Stall depth	18 ft.	19 ft.	20.5 ft.	18 ft.
One-way drive aisle width	12 ft.	13 ft.	18 ft.	24 ft.
Two-way drive aisle width	22 ft.	22 ft.	24 ft.	24 ft.
Parallel parking	9-8 ft. x 22 ft.			
Flexibility may be provided to existing parking facilities that expand parking if existing parking dimensions are less than the dimensions required; the expanded parking facilities may be allowed to match the existing parking dimensions and will be reviewed on a case by case basis.				

D. Section 320-626 Lighting shall be repealed and replace as follows:

D. Exterior lighting, whether freestanding or mounted on a building or structure, shall be certified by the International Dark-Sky Association (IDA) as dark sky compliant *or certified as full cut-off fixture with no light above the horizontal plane* except the AD - Airport District shall be exempt from being certified as dark-sky compliant; documentation shall be provided to verify certification. Lighting shall be fully shielded and oriented so as to not exceed the following light levels on adjacent properties:

- (1) 0.2 horizontal foot-candles on residentially zoned property or non-residentially zoned property that has a residential use.
- (2) 2.0 horizontal foot-candles on non-residentially zoned property.
- (3) 15 horizontal foot-candles on public road right-of-way; if light spills onto property across a public right-of-way the 0.2 and 2.0 horizontal foot-candle restrictions shall apply accordingly as identified in this subsection.

E. Section 320-508 B. (2) shall be repealed and replace as follows:

(C)Fences and walls on lots and parcels zoned for residential uses may be permitted in any required yard or along the edge of any required yard, unless prohibited by other restrictions. No fence or wall may exceed a height of four feet along the sides or front edge of any required front or corner side yard measuring from the property line to the ~~face of the principal structure~~ *setback line*. No fence or wall may exceed a height of six feet in any other required yard or along the edge of any required yard. Height shall be measured from the average grade. *Fences within the required front or corner side yards shall be a minimum 50% open or see through.*

F. Section 320-704 shall be repealed and replace as follows to add the following definition:

Community Sign. A temporary sign placed by charities, schools, and community groups that promotes, celebrates, or commemorates a community event, public awareness, community service, holiday season, or similar public function.

G. Section 320-709-1 Temporary Signs not requiring a permit table shall be repealed and replaced as follows:

Temporary Sign Type	Max Gross Area per sign in square feet	Max Height from average grade per sign in feet	Setback in feet	Allowed on Ground	Allowed on Building	Allowed on Roof	Allowed on Vehicles / Equipment	Lighting allowed	Number of Signs	Sign Duration	Is a permit required YES/NO ?
<u>Community Sign</u>	<u>8 sq. ft. for Agriculturally and Residentially Zoned Property</u>  <u>32 sq. ft. for all other zoned property</u>	<u>10</u>	<u>10</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>	<u>No, except schools may advertise on a bus for bus drivers</u>	<u>No</u>	<u>1 per parcel per road frontage</u>	<u>30 days per event</u>	<u>No</u>

H. Section 320-504 shall be repealed and replaced as follows:

S. Home Occupation: Shall be defined as a means to accommodate a small family home-based business or professional home office with relocation of the business to an area appropriately zoned as it grows and is not able to comply with the conditions below. If located within the AGD-FP and is certified as a Farmland Preservation Zoning District, it shall be consistent with Wis. Stats. 91.01(1)(d) as amended. Home occupations shall comply with the following conditions:

- (1) The total area devoted to such home occupations shall not exceed 20% of the building area of the dwelling unit involved and no more than 20% of an attached or detached accessory building area.
- (2) A home occupation shall produce no offensive noise, vibration, dust, odors, smoke, heat, pollution, glare, or radio, electrical or television interference, or otherwise produce a nuisance.
- (3) No materials, which decompose by detonation, shall be allowed in conjunction with a home occupation.
- (4) No home occupation shall be permitted which changes the outside appearance of the dwelling or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding one square foot in area, non-illuminated, mounted flat against the wall of the principal building.
- (5) Materials used in or produced by a home occupation may not be stored or displayed outside.
- (6) No person other than members of the family residing on the premises shall be engaged in such occupation on site; ~~non-family member employees are permitted to visit and make deliveries to the site.~~

- (7) Retail and wholesale sales shall be prohibited except for online sales or a byproduct of a service provided (i.e. salon products for an in-home salon) as a result of the home occupation.
- (8) The applicant shall demonstrate there is sufficient off-street parking available to the home occupation. All vehicular parking for both the residence and the home occupation shall be located on the premises.
- (9) A home occupation shall be carried on wholly within enclosed buildings.
- (10) Home occupation uses shall meet all applicable fire and building code safety requirements.
- (11) No home occupation involving visits to the site of the home occupation by customers or the loading or unloading of business-oriented material shall be operated between the hours of 8:00 p.m. and 8:00 a.m.
- (12) No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood.
- (13) Every home occupation shall be subject to periodic, unannounced inspection by the Zoning Administrator in response to complaints or to ensure compliance with this Chapter.
- (14) The following uses are prohibited as home occupations:
  - (a) Animal hospitals or pet boarding.
  - (b) Animal processing.
  - (c) Automobile or other motor vehicle repair or paint shops.
  - (d) Dance studios for more than six students.
  - (e) Gift shops.
  - (f) Gun or ammunition sales.
  - (g) Private clubs.
  - (h) Restaurants.
  - (i) Small engine repair shops.
  - (j) Stables or kennels.
  - (k) Tourist homes or boarding houses.
  - (l) Any other home occupations not meeting the criteria established by this Chapter.

I. Section 320-504 shall be amended to add the following and the remaining subsections shall be renumbered accordingly:

*T. Home Business: Shall be defined as a means to accommodate a small family home-based business or professional home office with relocation of the business to an area appropriately zoned as it grows and is not able to comply with the conditions below. Non family employees may be allowed. If located within the AGD-FP and is certified as a Farmland Preservation Zoning District, it shall be consistent with Wis. Stats. 91.01(1)(d) as amended. Home occupations shall comply with the following conditions:*

*(1) The total area devoted to such home business shall not exceed 20% of the building area of the dwelling unit involved and no more than 20% of an attached or detached accessory building area.*

- (2) A home business shall produce no offensive noise, vibration, dust, odors, smoke, heat, pollution, glare, or radio, electrical or television interference, or otherwise produce a nuisance.
- (3) No materials, which decompose by detonation, shall be allowed in conjunction with a home business.
- (4) No home business shall be permitted which changes the outside appearance of the dwelling or premises, or other visible evidence of the conduct of such home business other than one sign, not exceeding one square foot in area, non-illuminated, mounted flat against the wall of the principal building.
- (5) Materials used in or produced by a home business may not be stored or displayed outside.
- (6) A home business may have up to one (1) non-family member employee engaged in such business at the home. Other non-family member employees are permitted to visit and make deliveries to the site.
- (7) Retail and wholesale sales shall be prohibited except for online sales or a byproduct of a service provided (i.e. salon products for an in-home salon) as a result of the home business.
- (8) The applicant shall demonstrate there is sufficient off-street parking available to the home business. All vehicular parking for both the residence and the home business shall be located on the premises.
- (9) A home business shall be carried on wholly within enclosed buildings.
- (10) Home business uses shall meet all applicable fire and building code safety requirements.
- (11) No home business involving visits to the site of the home business by customers or the loading or unloading of business-oriented material shall be operated between the hours of 8:00 p.m. and 8:00 a.m.
- (12) No traffic shall be generated by such home business in greater volumes than would normally be expected in a residential neighborhood.
- (13) Every home business shall be subject to periodic, unannounced inspection by the Zoning Administrator in response to complaints or to ensure compliance with this Chapter.
- (14) The following uses are prohibited as home business:
  - (a) Animal hospitals or pet boarding.
  - (b) Animal processing.
  - (c) Automobile or other motor vehicle repair or paint shops.
  - (d) Dance studios for more than six students.
  - (e) Gift shops.
  - (f) Gun or ammunition sales.
  - (g) Private clubs.
  - (h) Restaurants.
  - (i) Small engine repair shops.
  - (j) Stables or kennels.
  - (k) Tourist homes or boarding houses.

(l) Any other home businesses not meeting the criteria established by this Chapter.

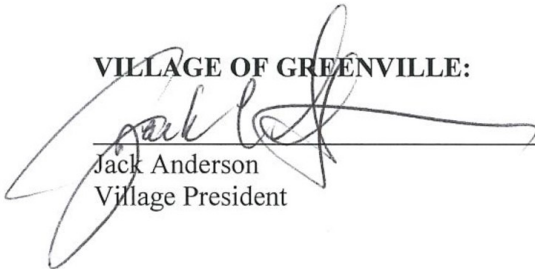
J. Section 320-503-1 Principal and Special Exception Uses and Structures table shall be amended to repeal and replace and add as follows:

Principal /Special Exception Uses and Structures	See for additional regulations	AGD	AGD-FP	OS	S	SW	FW	FF	GFP	FS	RR	R1	R2	R3	R4	MH	INST	NC	GC	IND	AD
Home Occupation	§320-504(S)	S	S								S	S	S	S	S	S					
Home Business	SS320-504(T)	S	S								S	S	S	S	S	S					

If this conflicts with any section within the Village of Greenville Municipal Code, this ordinance shall prevail.


This Ordinance shall take effect upon passage and publication.  
Adopted this 9<sup>th</sup> day of October, 2023.

**VILLAGE OF GREENVILLE:**



Jack Anderson  
Village President

Attest:



Wendy Helgeson  
Clerk