



AN ORDINANCE: By the Neenah Plan Commission
Re: Amending Neenah Municipal Code Sections
26-235 and 26-236 of the Zoning Code relating
to permitted uses and special uses in the C-1,
General Commercial District.

ORDINANCE NO. 2020-13

Introduced: 8/25/2020

Committee/Commission Action:

RECOMMENDED FOR PASSAGE

AN ORDINANCE

The Common Council of the City of Neenah, Wisconsin, do ordain as follows:

Section 1. That Neenah Municipal Code, Section 26-235 and Section 26-236 of the Zoning Code is hereby amended by eliminating the stricken language and adding the highlighted and underlined language to read as follows:

Sec. 26-235. - Permitted uses requiring site plan approval.

The following permitted uses requiring site plan approval are allowed in the C-1 General Commercial District:

- (1) Multifamily dwellings with three or more units.
- (2) Retail sale, rental, and repair services including:
 - Animal hospitals.
 - Antique shops.
 - Audio and video equipment and merchandise.
 - Automotive accessory stores.
 - Automotive and truck washes.
 - Bakeries.
 - Barber shops.
 - Beauty shops.
 - Bicycle sales.
 - Book/stationery stores.
 - Candy and ice cream stores.

Camera and photographic supply stores.
Catering services.
China and glassware stores.
Clothing and apparel stores.
Computer and computer accessory stores.
Convenience stores.
Custom dressmaking.
Day care center.
Drug stores.
Dry cleaning and laundry.
Electronic and house ware appliance stores.
Flower shops.
Fruit and produce stands.
Furniture and home furnishings stores.
Garden supply stores.
Gift shops.
Grocery stores.
Hardware and paint stores.
Hobby shops.
Jewelry stores.
Landscape nurseries.
Leather goods and luggage stores.
Locksmiths.
Major department stores.
Meat markets.
Musical instrument stores.
Office supply stores.
Optical goods stores.
Orthopedic sales and supply stores.
Pet stores and grooming shops.
Photo studios.

Schools for music, dance and the martial arts.

Sewing machine shops.

Shoe stores.

Small equipment rental.

Sporting goods stores.

Tailor shops.

Tobacco shops.

Travel bureaus.

(3) Other establishments, institutions and uses including:

Adult establishments which are more than 500 feet from schools, churches, community living arrangements, day care centers/nursery schools, family day care homes, parks, playgrounds and other community facilities.

Boardinghouse.

Bed and breakfast inn.

Banks and financial institutions (not including drive-in).

Bowling alleys.

Clinics or medical offices.

~~Dance halls.~~

Hotels/motels.

Indoor commercial recreational facilities.

~~Meeting/assembly halls.~~

Public buildings.

Professional offices and similar establishments.

Railroad rights-of-way and uses essential to railroad operation.

Restaurants (not including drive-in).

Taverns.

~~Theaters (indoor).~~

(4) Uses not explicitly enumerated in the section as permitted uses, but closely similar thereto provided that these uses are not specified elsewhere as requiring a special use permit or conditional site plan approval.

Sec. 26-236. - Special uses.

The following special uses are allowed in the C-1 General Commercial District:

(1) Airport/heliport.

- (2) Automotive and truck rentals, sales, service and auto body.
- (3) Bank and financial institution (drive-in).
- (4) Boat, camper and travel trailer sales/rentals.
- (5) Commercial greenhouses.
- (6) Commercial kennels.
- (7) Communication radios, telecommunication towers, microwave or television towers.
- (8) Gasoline stations.
- (9) Manufactured home sales.
- (10) Office buildings exceeding three stories in height.
- (11) Outdoor commercial recreational facility.
- (12) Recreational vehicle sales/service.
- (13) Restaurant (drive-in).
- (14) Stadium or auditorium.
- (15) Theaters (outdoor).
- (16) Truck sales and service.
- (17) Electric substation.
- (18) Religious Institution.**
- (19) Dance Halls.**
- (20) Meeting/Assembly halls.**

Section 2. Severability. In the event any section, subsection, clause, phrase or portion of this ordinance is for any reason held illegal, invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remainder of this ordinance. It is the legislative intent of the Common Council that this ordinance would have been adopted if such illegal provision had not been included or any illegal application had not been made.

Section 3. Repeal and Effective Date. All ordinances or parts of ordinances and resolutions in conflict herewith are hereby repealed. This ordinance shall take effect from and after its passage and publication.

Adopted: 9/2/2020

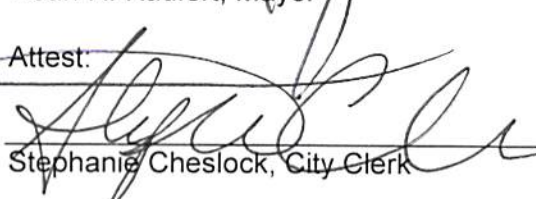
Published: 9/8/2020

Approved:



 Dean R. Kaufert, Mayor

Attest:



 Stephanie Cheslock, City Clerk