

ORDINANCE NO. 2026-01

AN ORDINANCE AMENDING ARTICLE III, MIXED-USE DISTRICTS OF CHAPTER 475, ZONING, SECTION 475-303, STOREFRONT BUILDING, OF THE VILLAGE OF ALLOUEZ MUNICIPAL CODE

THE VILLAGE BOARD OF THE VILLAGE OF ALLOUEZ, BROWN COUNTY, WISCONSIN, DOES ORDAIN THAT CHAPTER 475, ZONING, ARTICLE III, MIXED-USE DISTRICTS, SECTION 475-303, STOREFRONT BUILDING, BE AMENDED TO READ AS FOLLOWS:

§475-303. Storefront building.

Figure 3-1
Storefront Building Examples
 (Examples may not comply with all regulations.)



- A. Intent. Storefront buildings are highly pedestrian-oriented, mixed-use buildings. Key elements include ground-story storefront windows and multiple entrances along primary streets, with retail stores, eating and drinking establishments, and a variety of service uses to encourage a high level of pedestrian activity. Upper-story uses are flexible. Parking is generally located in the rear, screened from the primary street by the building.
- B. Regulations. Storefront buildings are allowed in those districts indicated in Table 3-2 and are subject to the regulations of general applicability specified in § 475-302 and the building type-specific regulations of Table 3-3, below (further illustrated in Figure 3-2). See § 475-1502 for how compliance with applicable regulations is measured.

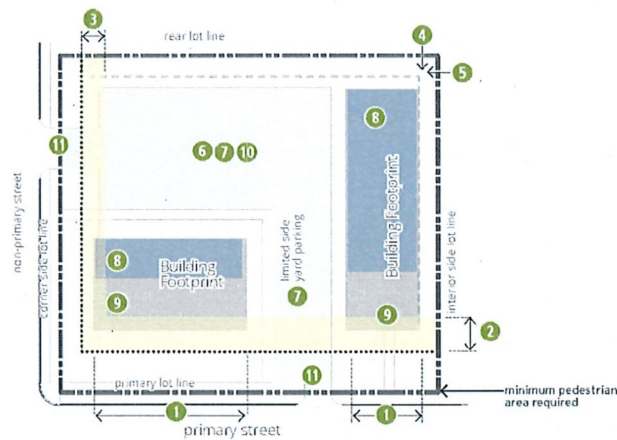
Table 3-3 Storefront Building Regulations				
Regulation		MX1 District	MX2 District	References
BUILDING AND PARKING SITING				
1	Minimum primary frontage coverage (%)	60%	55%	See § 475-303C for allowed courtyards.
2	Primary frontage build-to zone (feet)	5 to 15*	5 to 20*	See § 475-302 for explanation of primary and nonprimary

3	Nonprimary frontage build-to zone (feet)	0 to 10*	0 to 15*	frontages. *See § 475-303C for minimum streetscape area. *See § 475-303C for allowance for outdoor dining/seating.
4	Minimum side setback (feet)	7.5; 15 for building abutting R District		
5	Minimum rear setback (feet)	10; 25 for building abutting R District		
6	Maximum site impervious coverage (%) Additional semipervious coverage (%)	80% 15%	75% 15%	

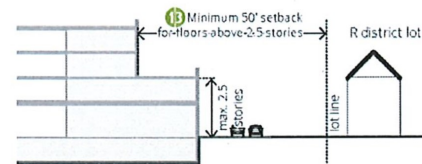
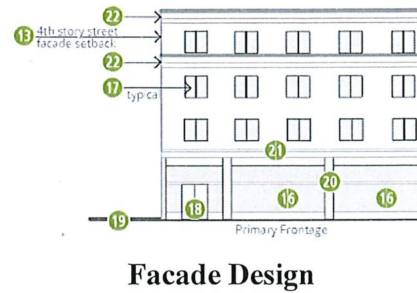
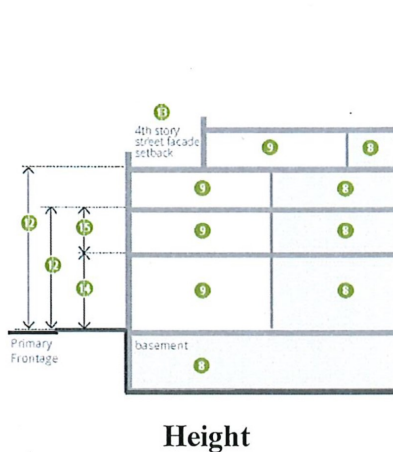
Table 3-3 Storefront Building Regulations				
Regulation		MX1 District	MX2 District	References
7	Surface or accessory parking yard location	Rear yard, limited side yard		See § 475-1502 for explanation of limited side yard parking. See § 475-1502 for definitions of yards.
8	Allowed parking location within building	Permitted fully in any basement and behind required occupied space of all other stories		See § 475-1502 for definition of occupied space.
9	Minimum depth of occupied building space along primary frontage facade (feet)	20; not required in any basement or half story		
10	Refuse and recycling, utilities, and loading yard location	Rear only		See Article IX for screening regulations.
11	Permitted driveway access location	Nonprimary street; 1 off primary street per 200 feet of primary street frontage		See § 475-302 for driveway access exception.
	Permitted garage entry facade location	Rear, interior side, or nonprimary street facade		
HEIGHT				
12	Overall:			See § 475-1502 for explanation of measuring height. Maximum height is measured along primary street frontage. Note tower cap type allows additional limited height. Story heights are measured floor to floor.
	Minimum height (stories)	2	1	
Maximum height (stories)	4; additional 5th story permitted with public hearing design exception approval	2.5		
13	Upper stories setback	Above 3 4 stories, minimum 15-foot depth on street facades; and above 2.5 stories, set back minimum 50 feet of any R1 District lot line	None	
14	Ground story:			
	Minimum height (feet)	14	14	
	Maximum height (feet)	20	18	
15	All other stories:			
	Minimum height (feet)	9	9	
	Maximum height (feet)	14	12	
FACADE AND CAP REQUIREMENTS				
16	Minimum transparency: ground-story primary frontage facades (%)	70%, measured between 2 and 8 feet above sidewalk; blank wall limitations apply	55%, measured between 2 and 8 feet above sidewalk; blank wall limitations apply	§ 475-302 requires primary frontage treatment to turn corners. See § 475-1502 for explanation of measuring transparency and blank wall limitations. See § 475-1107 for administrative design exception for blank wall limitations.
17	Minimum transparency: all street facades and main parking facades (%)	15%, measured per story of all stories; blank wall limitations apply		

Table 3-3 Storefront Building Regulations				
Regulation		MX1 District	MX2 District	References
18	Minimum primary frontage principal entrances	Principal entrances: 1 per every 60 feet of facade, recessed between 3 and 8 feet		See § 475-901K for principal entryway regulations.
19	Entrance/ground-story elevation (feet)	Within 1.5 of sidewalk grade along primary frontage facade		
20	Ground-story vertical facade divisions on primary frontage facades	1 shadow line per every 60 of facade width		See § 475-901L for building articulation, including building variety.
21	Horizontal facade divisions on primary frontage facades	1 shadow line within 3 feet of the top of the ground story on any street facade		
22	Permitted cap types	Parapet, flat; tower permitted	Parapet, flat, pitched; tower permitted	See § 475-309 for cap type regulations.

**Figure 3-2
Storefront Building**



Building and Parking Siting



- C. Supplemental storefront building regulations. The supplemental regulations of this subsection apply to storefront buildings.
- (1) Courtyards. One courtyard, maximum of 30% of facade width or 30 feet wide, whichever is more, may count towards the minimum primary frontage coverage.
 - (2) Build-to zone expansion.
 - (a) Streetscape. A minimum streetscape area, measured from the back of street curb into the lot, of 15 feet is required along all street frontages. Where expansion of the streetscape area is required, the build-to zone may be measured from edge of the minimum streetscape area, except as defined below for outdoor dining/seating.
 - (b) Outdoor dining/seating. The primary street build-to zone may expand to up to 30 feet from the lot line for a maximum of 20% of the frontage to allow for additional seating or sidewalk.
 - (3) Pedestrian pathway. Direct, continuous separate pedestrian pathways are required connecting the sidewalk along the primary frontage to each shop door on any parking lot frontage, and dividing parking lots into segments no longer than 300 feet in length. The pathway must include the following:
 - (a) Street trees are required along the pedestrian pathway per § 475-903D. Pavement must be small unit pavers, concrete scored in less than four-foot increments, or other similar material approved by the Zoning Administrator.
 - (b) Perpendicular crossings of parking drives are permitted, but the crossing pavement must match the pathway.
 - (c) Paths parallel to parking must be located in a raised median or island.
 - (4) Limited side yard parking. Limited side yard parking means one double- or single-loaded aisle, with the center line of the aisle perpendicular to the street, permitted in the

interior side yard. Maximum width of a double-loaded aisle is 63 feet and 43 feet for single-loaded, measured along the right-of-way. Parking may be angled or head-in. A landscape buffer is required in accordance with § 475-903E.

- (5) Warehouse-retail space. Taller floor-to-floor heights may be permitted for warehouse-retail space with approval of an administrative design exception per § 475-1107 and where all other primary frontage ground-story requirements are met:
 - (a) The maximum height of the primary or main parking frontage for up to a twenty-four-foot wide segment may be 28 feet.
 - (b) When the primary and main parking frontage ground-story maximum height is met per the occupied space depth required in § 475-307B(9) and the maximum height of any nonprimary street is met per the all-stories height, the remainder of the ground story may have a maximum height of 28 feet.
 - (c) The taller space may not front any other street.
 - (d) The taller space may not be more than 30 feet from any other side, or rear lot line.
- (6) Double frontage lots. Double frontage lots (See definition in § 475-1507.) that are deeper than 120 feet and share a primary frontage with an R District must provide the following:
 - (a) The row building type must front the adjacent R District primary street.
 - (b) The storefront building lot must incorporate an interior alley, lane, or drive to provide access to both the storefront building parking and the garage/parking for the row building.
 - (c) The rear of all buildings must be fully screened by building from both primary streets, unless an administrative design exception is approved per § 475-1107.

SECTION 2. All ordinances or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall take effect upon its adoption and publication.

Approved and adopted this 5th day of May, 2026.

ATTEST:


Carrie Zittlow, Village Clerk-Treasurer


James F. Rafter, Village President