

**VILLAGE OF GREENVILLE  
ORDINANCE 6-24  
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 July 10, 2024; and

WHEREAS, The Greenville Planning Commission has made a recommendation to the Village of Greenville Village Board and the Village of Greenville Village 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 amends Chapter 320 Zoning Ordinance as follows:

1. Table 320-509-1 Accessory Uses and Structures Dimensional Regulations Between 0-150 Square Feet is amended as follows and to be formatted to follow the existing formatting of the table:

	<b>R1</b>	<b>R2</b>
Maximum number of detached Buildings	2 if each bldg. is less than 1,500 or 1 if bldg. is btwn 1,500 and 2,400	2 if each bldg. is less than 1,500 or 1 if bldg. is btwn 1,500 and 2,400

2. Table 320-509-2 Accessory Uses and Structures Dimensional Regulations Between 151-750 Square Feet is amended as follows and to be formatted to follow the existing formatting of the table:

	<b>R1</b>	<b>R2</b>
Maximum number of detached Buildings	2 if each bldg. is less than 1,500 or 1 if bldg. is btwn 1,500 and 2,400	2 if each bldg. is less than 1,500 or 1 if bldg. is btwn 1,500 and 2,400

3. Table 320-509-3 Accessory Uses and Structures Dimensional Regulations Greater Than 750 Square Feet is amended as follows and to be formatted to follow the existing formatting of the table:

	R1	R2	R3	R4
<u>Maximum Building Height in feet</u>	35 26, Plus 1' additional setback for every 2' up to 35' max.	35 26, Plus 1' additional setback for every 2' up to 35' max.	45 35	45 35
Maximum number of detached Buildings	2 if each bldg. is less than 1,500 or 1 if bldg. is btwn 1,500 and 2,400	2 if each bldg. is less than 1,500 or 1 if bldg. is btwn 1,500 and 2,400	UNL	1

4. Section 320-611 B Curb and Gutter shall be repealed and replaced as follows. *{Note: this section required curb and gutter in all new parking lots and will require curb and gutter in existing parking lots when modified.}*

B. Curb and gutter. Concrete curb and gutter shall be required in all new parking lots; existing parking lots that add parking are not required to install curb and gutter if curb and gutter does not already exist. Where alternatives to concrete curb and gutter are demonstrated to be more appropriate, it may be approved by the Public Works Director and Engineer. Curb cuts may be permitted intermittently to allow for the treatment of stormwater.

5. Section 320-635 Landscape Standards, subsection C. shall be repealed and replaced as follows, and the remaining subsections renumbered accordingly and references referenced accordingly. *{Note: this section differentiates between different sizes of parking lots, changes parking spaces from 12 to 15 and 24 to 30, and allows for landscape rock or stone in addition to mulch.}*

C. Curbed planting islands or peninsulas shall be provided in off-street parking areas, as described below.

- (a) Parking spaces must be separated by a planting island or peninsula at the rate of one island/peninsula for each row of ~~12~~ 15 consecutive parking spaces for single-row configurations, or for each ~~24~~ 30 consecutive parking spaces in double-row configurations.
- (b) Each island or peninsula shall be at least 360 square feet in area for single-row configurations, and 720 square feet in area for double-row configurations.
- (c) One shade tree shall be planted in each island or peninsula for single-row configurations, and two shade trees shall be planted in each island or peninsula for double-row configurations.
- (d) Islands and peninsulas shall be placed at the ends of parking rows or along designated pedestrian circulation areas.
- (e) Alternatives.
  1. Planted boulevards within interior off-street parking areas may be considered as an alternative to islands and peninsulas and shall be a minimum of 8 feet wide

and shall relocate the required shade trees from the islands/peninsulas to the boulevard.

2. Parking spaces along the perimeter of the off-street parking areas may plant the required tree on the backside of the parking space every ~~±2~~ 15 spaces instead of installing an island or peninsula.
- (f) Mulch or other acceptable organic material shall be placed around the base of all plant material and maintained on regular basis; rock, stone, gravel and similar materials shall be prohibited.

6. Section 320-651 C. Architectural design and materials shall be repealed and replaced as follows:

A. Architectural design and materials.

- (1) Architectural design plan submittals. Color and Black and White architectural design plans (to scale) shall be submitted. They shall include all building elevations with dimensions, entrances, architectural features, and building materials and colors.
- (2) General. Building design shall complement the building site and be compatible with existing or permissible adjacent or surrounding buildings and development. Building design shall be compatible with existing and proposed adjacent routes of circulation for vehicles and pedestrians. Building and site design shall be consistent with the Comprehensive Plan and 2020 Sub-Area Plan.
- (3) Building materials. Any exterior building wall visible from a street shall be constructed of one or a combination of the following materials:
  - (a) Clay or masonry brick.
  - (b) Customized concrete masonry with striated, scored, or broken-faced brick-type units (sealed) with color consistent with the theme design.
  - (c) Poured-in-place and tilt-up, or precast concrete walls shall have a finish of stone, ~~a texture, or a coating~~ wood, or brick.
  - (d) Natural stone.
  - (e) Glass.
  - (f) At a minimum, industrial buildings shall be constructed having the lower 1/3 of the structure being of architectural masonry, architectural composite aluminum or steel panels, glass, or a combination of these materials. EFIS shall not be allowed on the bottom three feet of a building or more than 25% of a building elevation.
  - (g) Architectural metal wall panels that have an appearance of stone, wood, or brick, may not exceed 50% of a building elevation per side.
  - (h) Fiber Cement siding, may not exceed 30% of a building elevation per side.
  - (i) Prohibited materials. Vinyl siding, stucco, and non-concealed fastener metal wall panels.
  - (j) All roof drains of a structure must be integral to the design and non-apparent.
  - (k) In the design of buildings or clusters of buildings, developers should orient projects so the side(s) facing a street and/or highway stated within the Overlay District shall form the front of the project. Where buildings facing a street and/or highway stated within the Overlay District are not feasible due to the location of access roads and other site constraints, the project should be oriented and designed in such a manner to convey the design intent.
  - (l) Accessory structures shall be of comparable design and building materials as the principal structure.
  - (m) Where additions are proposed for buildings constructed prior to the effective date of this Chapter and such buildings do not comply with the standards in this section, the entire building (addition and existing building) shall comply with the architectural design standards unless an exception is granted by the Board.

- (n) Exceptions to the building architecture standards set forth in this section may be granted by the Board for structures of comparable design and building materials.
- (4) Walls. No building shall have long expanses, greater than 75-feet, of uniform and flat walls. Reasonable articulation of building facades shall be provided by using offsets, recesses and/or projections, changes in plane, changes in height, windows, awnings, arcades and/or colonnades. The use of awnings shall be limited to the above windows and entrances. Awnings shall be attached to a vertical wall. Architectural details such as cornices, moldings, and window surrounds should be considered. Emphasizing vertical elements such as bump outs, pilasters, columns, or vertical bands to create a sense of rhythm and hierarchy. The use of colors, finishes, and materials may also be used to prevent flat, blank walls.
- (5) Roofs. No buildings shall have long expanses, greater than 75-feet, of uniform roof planes. Reasonable articulation of rooflines shall be provided by using a pitched roof, a partial roof, or parapet walls of varying heights, dormers, overhangs, arches, stepped roofs, gables, or other similar devices. All flat roofs shall be screened with parapets on all sides of the building. If no rooftop equipment exists, the parapet shall be a minimum of 18 inches high. All parapets shall feature cornice treatments and shall provide a cap to demonstrate the upper edge is the top of the building.
- (6) Roof equipment. The placement of rooftop mechanical equipment is encouraged. If roof-mounted mechanical equipment is necessary, it shall be screened from view. Acceptable screening shall be accomplished by raising the parapet on all sides of the buildings to be as high as the equipment, or a secondary roof screening system that encloses groups of units. Screens shall be aesthetically incorporated into the design of the building and have materials compatible with the building. In no case shall wooden or vinyl fences, or chain-link fencing with slats be used as rooftop equipment screens.
- (7) Shipping and receiving docks. Shipping and receiving docks shall be located and/or screened in a manner the docks are not visible to passing motorists.
- (8) Entrances. Entrances shall be designed with one or more of the following: canopy, overhang, or arch above the entrance; recess or projection in the building facade surrounding the entrances; or peaked roof or raised parapet structure over the door.

7. Section 320-502 N. - AD Airport District shall be repealed and replaced as follows: *{Removing the final sentence may help ensure that new airport lands will be required to get Greenville zoning map amendment approval}*

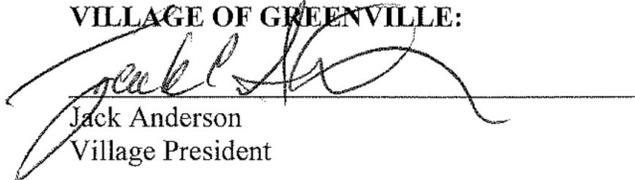
N. AD Airport District. This district is intended to recognize that the Appleton International Airport is a unique land use and must adhere to the recommendations of the airport master plan. ~~The Airport District includes all uses within county owned land for airport purposes.~~

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 14<sup>th</sup> day of August, 2024.

**VILLAGE OF GREENVILLE:**

  
 Jack Anderson  
 Village President

Attest:

  
 Wendy Helgeson  
 Clerk