

**EXHIBIT 1**  
**DISTRICT USE AND IMPACT CLASSIFICATIONS**  
(For Districts A-1, R-1, BD, ID) (see fn.1)

**X** Not Permitted  
**P** Permitted  
**CUP** Conditional Use Permit  
**SP** Site Plan Permit

Use	Zoning District				Impact Classifications (For landscaping)	Additional Use Regulations (see footnotes)
	A-1	R-1	BD	ID		
<b>Agricultural</b>						
Animal-related (cattle, hogs, poultry, mink, bees, etc.)	P	P	X	X	Agriculture	(2)
Horticulture-related (incl. crops, orchards, tree farms)	P	P	P	P	Agriculture	
Commercial game farms	CUP	X	X	X	Agriculture	
Commercial greenhouses and nurseries	P	X	P	P	Low	
<b>Residential</b>						
Single- and two-family dwellings (not in subdivisions)	P	P	P	X	Single- and two-family	
Single- and two-family dwellings (subdivisions)	P	P	P	X	Subdivision	
Multiple-family dwellings	X	CUP/SP	CUP/SP	X	Medium	(3)
Mobile homes	X	CUP/SP	X	X	Medium	(4)
Bed and breakfast establishments	CUP	CUP	X	X	Single- and two-family	
Community living arrangements (8 or fewer persons)	P	P	P	X	Single- and two-family	(5)
Community living arrangements (9 or more persons)	CUP	CUP	CUP	X	Low	(5)
Adult family homes	P	P	P	X	Low	(5)
Foster homes, treatment foster homes (primary domicile of foster parent)	P	P	P	X	Single- and two-family	
Foster homes, treatment foster homes (other)	P	P	P	X	Single- and two-family	(5)
<b>Public, Semi-public, Institutional</b>						
Cemeteries	CUP	CUP	X	X	Low	
Churches, places of religious assembly	CUP	CUP	CUP	X	Low	
Clubs, fraternities, lodges, non-comm. mtg. places	X	X	SP	X	Medium	
Day care homes	CUP	CUP	CUP	X	Low	
Family day care homes	P	P	X	X	Low	
Government office buildings	CUP/SP	X	SP	X	Low	
Government/utility maintenance yards and buildings	X	X	SP	SP	Medium	
Hospitals	CUP/SP	X	SP	X	Medium	
Nursing homes	X	X	SP	X	Low	
Parks and recreation areas	SP	SP	SP	SP	None	
Schools, K-12 and colleges	X	CUP	P	X	Low	
Schools, business and technical	X	X	CUP/SP	X	Medium	
Utilities, essential services	P	P	P	P	None	
Utilities, major	X	X	X	P	High	
Utilities, minor	CUP	CUP	CUP	CUP	Low	
<b>Commercial and Industrial</b>						
Adult-oriented establishments	X	X	CUP/SP	CUP/SP	High	(6)
Animal hospitals or pounds, incl. veterinary clinics	CUP/SP	X	SP	SP	Low	
Automobile repair station	X	X	SP	SP	Medium	
Automobile service station	X	X	SP	SP	Medium	
Automobile wrecking yards, salvage yards	X	X	X	CUP/SP	High	(7)
Banks, financial institutions	X	X	SP	X	Low	
Boarding houses	X	CUP	CUP	X	Low	
Campgrounds	X	X	CUP/SP	X	Medium	(8)
Car washes	X	X	X	CUP/SP	Medium	
Childcare Facilities	X	CUP	P	X	Low	
Commercial entertainment facilities	X	X	SP	CUP/SP	Medium	
Convenience stores	X	X	SP	X	Medium	
Drive-in facilities	X	X	SP	X	Medium	
Food processing establishments	X	X	X	CUP/SP	High	
Grooming shops	X	X	SP	CUP/SP	Low	
Hotels, motels	X	X	CUP/SP	X	Medium	
Kennels, public and private	CUP/SP	X	CUP/SP	X	High	(9)
Laboratories	X	X	X	CUP/SP	Low	
Launderettes	X	X	CUP/SP	X	Medium	
Manufacturing establishments	X	X	X	CUP/SP	High	
Offices, medical or professional	X	X	CUP	X	Low	
Offices, commercial	X	X	SP	CUP/SP	Low	(10)
Open sales lots	X	X	SP	SP	Medium	

<b>EXHIBIT 1 (Continued)</b> <b>DISTRICT USE AND IMPACT CLASSIFICATIONS</b> (For Districts A-1, R-1, BD, ID)					X P CUP SP	Not Permitted Permitted Conditional Use Permit Site Plan Permit
Use	Zoning District				Impact Classifications (For landscaping)	Additional Use Regulations (see footnotes)
	A-1	R-1	BD	ID		
<b>Commercial and Industrial (cont.)</b>						
Outdoor storage facilities	X	X	X	SP	High	
Pet shops	X	X	SP	X	Medium	
Quarries, sand and gravel pits, nonmetallic mining	X	X	X	CUP/SP	(10)	(11)
Repair shops, small engines, appliances	X	X	SP	SP	Low	
Repair shops, other	X	X	X	SP	Medium	
Research facilities, not incl. laboratories	X	X	SP	CUP/SP	Low	
Retail sales establishments	X	X	SP	X	Low	
Self-service storage facilities	CUP/SP	X	SP	SP	Medium	
Warehouses	X	X	X	SP	Medium	
Wireless Communications Facilities	(12)	(12)	(12)	(12)	(12)	(12)

Footnotes:

- (1) Any development activity in Critical Area Overlay District requires CUP (see Sec. 13-1-36)
- (2) Livestock in A-1 zone limited to 2 animal units per acre per lot. Livestock in R-1 zone allowed only on lots 2 acres or greater in size, limited to 1 animal unit per acre per lot.
- (3) Multiple-family dwellings only allowed in those portions of R-1 and BD that lie within the City of Fond du Lac Growth Area, as defined by the Cooperative Boundary Agreement between the Town of Empire and the City of Fond du Lac.
- (4) Mobile homes allowed only in mobile home parks. See Sec. 13-1-40, *Manufactured Homes; Mobile Homes; Mobile Home Parks*.
- (5) With distance and location restrictions in accordance with Section 60.63, *Wisconsin Statutes*, or amendments thereto.
- (6) See Sec. 13-1-43, *Adult-Oriented Establishments*.
- (7) Junk material may not be piled higher than height of screening.
- (8) See Sec. 13-1-45, *Campgrounds; Camping Resorts, Recreational Vehicle Parks*.
- (9) Kennels with any outdoor facilities (outdoor pens, dog runs, etc.) require minimum 100-foot side and rear setback.
- (10) Commercial offices allowed in ID without CUP if accessory to, and on same site as manufacturing or industrial use.
- (11) See Sec. 13-1-42, *Quarrying, Sand and Gravel Pits, Nonmetallic Mining*.
- (12) See Sec. 13-1-41, *Personal Wireless Service Facilities*.