ADOPTED: October 7, 2026
PUBLISHED: October 13, 2026
Office of the City Clerk

89-26

AN ORDINANCE AMENDING SECTION 23-113 OF CHAPTER 23 OF THE MUNICIPAL CODE OF THE CITY OF APPLETON, RELATING TO C-2 GENERAL COMMERCIAL DISTRICT.

(City Plan Commission – 10-7-2026)

The Common Council of the City of Appleton does ordain as follows:

Section 1: That Section 23-113 of Chapter 23 of the Municipal Code of the City of Appleton, relating to C-2 General Commercial District, is hereby amended to read as follows:

SEC. 23-113. C-2 GENERAL COMMERCIAL DISTRICT

Section 23-113. C-2 GENERAL COMMERCIAL DISTRICT			
(a) Purpose. The C-2 district is intended to provide for businesses which serve city and regional markets; provide goods and services to other businesses, as well as consumers, provide services to automobiles and serve the traveling public.			
	RESIDENTIAL USES	PUBLIC INSTITUTIONAL USES	NON-RESIDENTIAL USES
(b) Principal Permitted Uses.	• Assisted living /residential service facility • Community living arrangements, such as Community-based residential facilities, Group homes for children and Residential care centers for children and youth serving one (1) or more persons, pursuant to §23-22 and §23-52 • Dwelling, triplex, quad/quadruplex, townhouse/rowhouse, or multifamily apartment • Residential care complex • Nursing homes	• Educational institutions; business, technical or vocational school • Educational institutions; college or university • Governmental facilities • Hospitals • Marina or boat landings • Museums • Places of worship • Public parks or playgrounds • Recreation facilities; non-profit • Registered historic places open to the public and having retail space occupying not more than 10% of the gross floor area of the building	• Automobile maintenance shops • Bar or Tavern pursuant to §23-66(h)(6) • Clubs • Commercial entertainment; excluding sexually-oriented establishments • Craft-Distillery pursuant to §23-66(h)(19) • Day care, group • Drive through facilities pursuant to §23-49 • Greenhouses or greenhouse nurseries • Hotel or motels • Manufacturing, custom pursuant to §23-66(h)(16) • Microbrewery/Brewpub pursuant to §23-66(h)(19) • Mobile Service Support Structures and Facilities pursuant to §23-66(h)(22) • Mixed-use, pursuant to §23-22 • Offices • Painting/Craft studio pursuant to §23-66(h)(6) • Personal services • Printing

			• Professional services • Restaurants pursuant to §23-66(h)(6) • Restaurants, fast foods • Retail businesses • Shopping centers • Tasting rooms pursuant to §23-66(h)(19, 20, or 21) • Towing businesses pursuant to §23-66(h)(15) • Urban farms pursuant to §23-66(h)(17) • Veterinarian clinics, with all activity within enclosed buildings and with no animals boarded overnight • Winery pursuant to §23-66(h)(21)

	RESIDENTIAL USES	PUBLIC INSTITUTIONAL USES	NON-RESIDENTIAL USES
(c) Special Uses.	• None	• Educational institutions; elementary school, junior high school or high school • Essential services • Golf courses. However, the clubhouse, practice driving range, practice greens, or miniature golf course shall not be located closer than two hundred (200) feet from any residential structure • Shelter facility	• Any principal building that exceeds thirty-five (35) feet in height • Automobile, RV, truck, cycle, boat sales and display lots, new pursuant to §23-66(h)(5) • Automobile, RV, truck, cycle, boat sales and display lots when including used vehicles pursuant to §23-66(h)(5) • Body repair and/or paint shops pursuant to §23-66(h)(4) • Bus terminals • Car washes • Circus or carnivals. However, carnival rides or midways shall not be located within three hundred (300) feet of any residential district and shall be pursuant to §23-66(h)(7) • Electronic towers pursuant to §23-66(h)(1) • Freight distribution and/or moving centers • Gasoline sales pursuant to §23-66(h)(8) • Helicopter landing pads pursuant to §23-66(h)(9) • Indoor kennels • Landscape business • Manufacturing, light • Mobile home sales lots • Outdoor commercial entertainment pursuant to §23-66(h)(11) • Parking garages • Recycling collection points pursuant to §23-66(h)(14)

			• Recycling and waste recovery centers pursuant to §23-66(h)(13) • Research laboratories or testing facilities • Sexually-oriented establishments pursuant to Article XII • Wholesale facilities
(d) Accessory Uses.	(1) Accessory uses, buildings and structures, including driveways, driveway extensions, and parking pads pursuant to §23-43 (2) Fences and walls pursuant to §23-44 (3) Home occupations pursuant to §23-45 (4) Outdoor storage and display pursuant to §23-46 (5) Refuse container and dumpster enclosures pursuant to §23-47		
(e) Temporary Uses and Structures.	(1) Temporary uses and structures pursuant to §23-54		
(f) Parking, Loading and Landscaping Standards.	(1) Off-street parking and loading, including bicycle parking standards pursuant to §23-172 (2) Landscaping and screening standards pursuant to §23-601		
(g) Site Plan Review and Approval.	(1) Site plan review and approval pursuant to §23-570		

Reference Note: See additional standards in §23-41 Exemptions, §23-42 Nonconforming buildings, structures, uses and lots, §23-50 Dimensional exceptions and modifications, §23-53, Outdoor Lighting, §23-326 Shoreland-Wetland Zoning District, §23-651 Historic Preservation, §23-750 Shoreland Zoning, Article X. Floodplain Zoning, including other applicable Chapter 23 standards.

(h) C-2 District Development Standards.	REQUIRED LOT STANDARDS		REQUIRED YARD SETBACKS					Maximum Lot Coverage	Maximum Building Height
	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Maximum Front Yard	Minimum Side Yards	Minimum Rear Yard	Minimum Shoreland Setback		
(1) Residential, Public Institutional, and Non-Residential Uses, unless otherwise listed in this section/chapter.	14,000 s.f.	60 ft.	10 ft.	None	Perimeter: 0 ft. Abutting Residential Zoning District: 10 ft. Separation wall: 0 ft.	20 ft.	(see § 23-754)	75%	35 ft.
	Supplement/modification development standards to the district regulations listed above in this subsection: a. Residential, Public Institutional, and Non-Residential Uses created with interior zero (0) lot lines or separation walls per §23-66(h)(23): 1. *Minimum lot area*: None. 2. *Minimum lot width:* None. 3. *Maximum lot coverage:* None. b. For additional requirements to create interior zero (0) lot lines or separation walls, see §23-66(h)(23). c. Lots used for Educational Institutions, Governmental Facilities, and Places of Worship: 1. *Maximum building height*: 85 feet.								

	2. *Minimum side (perimeter) and rear yard:* For any portion of a building that exceeds 35 feet in height, the required minimum side and rear yard setbacks shall be each increased by one (1) foot for every one (1) foot of building height above 35 feet. *Required Setback = Minimum Required Setback + (Building Height − 35 feet)* d. Building height exemptions, see §23-50(c)(1).

Section 2: This ordinance shall be in full force and effect from and after its passage and publication.

Dated: October 7, 2026

Jacob A. Woodford, Mayor

Amy Molitor, City Clerk