

Zone: B1

Definition: Approach Service. Zone B is critical overlay zoning surface that reflects the approach and departure areas for each runway at the Airport. The size of Zone B is the combinations of Zone B1, B2, and B3 and is predicted on a 50:1 approach surface. The length of Zone B1 extends 3,750 feet from the outer edge of Zone A.

Uses Not Permitted:

- (1) Any use that would exceed the Height Restrictions indicated in the Height Limitations Zoning Map by more than 10 feet.
- (2) Any use that is not permitted according to Table 3 - Land Use Compatibility Chart.

Permit Required Uses

- (1) Any use that requires a permit according to Table 3 – Land Use Compatibility Chart.
- (2) Any use that is shown in the hatched area indicating a permit is required on the *Height Limitations Zoning Map, La Crosse Regional Airport, La Crosse, Wisconsin*
- (3) Any use that penetrates the allowable height shown on the *Height Limitations Zoning Map, La Crosse Regional Airport, La Crosse, Wisconsin* by 10 feet or less.

Permitted Uses

- (1) Any use that is permitted according to Table 3 – Land Use Compatibility Chart and complies with the height restrictions according to *Height Limitations Zoning Map, La Crosse Regional Airport, La Crosse, Wisconsin*

Please reference the adopted ordinance for further information:

https://www2.municode.com/library/wi/la_crosse/codes/code_of_ordinances?nodeId=PTIGEO_CH8AV_ARTIVAIZO

Table 3 - Land Use Compatibility Chart

P = Permitted R = Permit Required N = Not Permitted						
Land uses ^{[1][2][3]}	Zone A	Zone B1	Zone B2	Zone B3	Zone C	Zone D
Residential Activities						
Single-family uses (1 unit per lot)	N	R	R	P	N	P
Multifamily uses (Three or more principal dwelling units within a single building on the same parcel) (e.g., apartment, condominium, townhouse-style)						
Low-rise (2 to 3 stories) or Mid-rise (4 to 12 stories)	N	R	R	P	N	P
High-rise (13+ stories)	N	N	R	P	N	P
Group living uses (e.g., assisted living, group care, independent group living, nursing and convalescent home)						
Residential group living units (1 dwelling per lot)	N	R	R	P	N	P
Low-rise (2 to 3 stories) or Mid-rise (4 to 12 stories)	N	R	R	P	N	P
High-rise (13+ stories)	N	N	R	P	N	P
Manufactured housing parks	N	N	R	P	N	P
Commercial Activities						
Eating and drinking establishments (e.g., restaurant, cafe, fast food restaurant, bar, nightclub)	N	R	R	P	N	P
General office/medical office/dental office uses (e.g., professional, business, financial, governmental)						
Low-rise (2 to 3 stories)	N	R	P	P	R	P
Mid-rise (4 to 12 levels)	N	N	R	P	N	P
High-rise (13+ stories)	N	N	R	P	N	P
Hospitality-oriented (e.g., hotel, motel, convention center, meeting hall, event facility)						
Low-rise (2 to 3 stories)	N	R	P	P	N	P
Mid-rise (4 to 12 stories)	N	N	P	P	N	P
High-rise (13+ stories)	N	N	R	P	N	P

Outdoor storage and display-oriented (e.g., lumber yard, vehicles sale, landscape sales, or farm supply equipment sale)	N	R	P	P	R	P
Personal service-oriented (e.g., retail service, banking facility, laundromat, dry cleaning, beauty salon, funeral home)	N	R	P	P	R	P
Vehicle servicing uses (e.g., full-serve gas station, unattended card key service station, vehicle repair shop, tire sale)	N	R	R	P	N	P
Retail uses (e.g., sale, lease, or rent of new or used products)						
Small sales-oriented (e.g., convenience store, bakery, garden supply, grocery, hardware, or electronics store)	N	R	P	P	R	P
Large sales-oriented (e.g., big box store, mall, strip mall)	N	R	R	P	R	P
Surface passenger services (e.g., passenger terminal for buses, rail service, local taxi, limousine service)	N	R	P	P	R	P
Industrial/Manufacturing Activities						
Industrial service uses (e.g., machine shop, tool repair, towing/vehicle storage, building supply yard, exterminator)	N	R	P	P	R	P
Manufacturing and production uses (e.g., manufacturing, processing, fabrication, packaging or assembly of goods)						
General manufacturing (e.g., manufacturing, assembling or treatment of most articles, materials, or merchandise)	N	R	P	P	R	P
Heavy manufacturing (e.g., concrete/asphalt plant, meat packing plant, wet corn milling, paper mill, ethanol plant, animal feed)	N	N	R	R	N	R
Mining and extraction uses	N	N	N	R	N	R
Salvage operations (e.g., collect, store, and dismantle damaged or discarded vehicles, machinery, appliances, building material)	N	R	R	P	N	P
Self-service storage uses (e.g., mini-warehouse, storage facility)	N	P	P	P	R	P
Warehouse/freight uses (e.g., major wholesale distribution center, freight, storage, railroad switching yard)	N	R	P	P	R	P
Waste-related uses (e.g., recycling center, sanitary landfill, waste transfer station, composting, sanitary or water treatment facility)	N	N	N	R	N	R
Wholesale sales uses (e.g., sale, lease, or rental of products to retailers for industrial, institutional, or commercial business users)	N	R	P	P	R	P
Institutional Activities						
College and universities (e.g., public or private college or university, technical college, seminary)	N	N	R	R	N	R
Community service uses (e.g., public, nonprofit, or charitable nature providing a local service to the people such as a library, museum, transit center, senior/community center, police/fire/station)	N	N	R	R	R	R
Day care uses (e.g., childcare center, adult day care, preschool, after school program)						
Residential day care uses (e.g., in-home adult/child day care facility)	N	R	R	P	N	P
Institutional day care Uses (e.g., childcare center, preschool, after school program, adult day care)	N	N	R	R	N	R
Detention facilities (e.g., prison, jail, probation center, halfway house, juvenile detention home)	N	N	R	R	N	R

Educational facilities						
General educational facilities (e.g., public and private elementary, middle, junior, and senior high school including religious, boarding, military)	N	N	R	R	N	R
Specialized education facilities (e.g., specialized trade, business, or commercial courses, non-degree granting school)	N	N	R	R	R	R
Hospitals (e.g., hospital and medical center)	N	N	R	R	N	R
Religious assembly uses (e.g., church, temple, mosque, synagogue, eagles/moose/elk lodge)	N	N	R	R	N	R
Infrastructure Activities						
Basic utility uses (e.g., utility substation facility electrical substation, water and sewer lift station)	N	R	R	P	R	P
Communication transmission facility uses (e.g., broadcast, wireless, point to point, or emergency tower and antennae)	N	N	R	R	N	R
Parking uses (e.g., ground lot, parking structure)	R	P	P	P	P	P
Transportation uses (e.g., local road, county road, highway, interstate)	R	P	P	P	P	P
Utility uses (e.g., wind generator, wind farm, solar power generation equipment, water tower transmission lines)	N	R	R	R	N	R
Agriculture and Open Space Activities						
Agricultural uses (e.g., commercial cultivation of plants, livestock production)						
Animal or plant related (e.g., livestock, dairy, horse farm, crop farming, vegetable, fruit, tree, wholesale plant nursery)	R	P	P	P	P	P
Facility-related (e.g., fuel bulk storage or pumping facility, grain elevator, or livestock, seed, grain sales)	N	N	R	P	N	P
Resident-related (e.g., single-family home or mobile home if converted to real property and taxed)	N	R	R	P	N	P
Water bodies manmade resources (e.g., mining or extraction pond, wetland mitigation site)	N	R	R	R	N	R
Wildlife preservation areas (e.g., petting zoo, wildlife rehabilitation center, zoo, conservation areas)	N	N	R	R	N	R
Parks and Recreation Activities						
Casino	N	N	R	R	N	R
Commercial recreational uses indoor or outdoor (e.g., physical fitness center, bowling alley, skating rink, indoor theater, campground, tennis/swimming facility, drive-in theater, skating rink, amphitheater)	N	R	R	R	N	R
Parks (e.g., aquatic, mini, private, sports, neighborhood, school, community)	N	R	R	R	N	R
Specialty uses (e.g., amusement or theme park, fairground, racetrack, sports arena)	N	N	R	R	N	R

¹ The following information is not an all-inclusive list; however it provides a sample of the types of land uses under each individual land use classification.

² Height limitations set forth in the La Crosse Municipal Code supersede any land use criteria and must be followed first when determining compatibility of development.

³ Any future residential development within Zone A or Zone C is allowed, but is limited to those lots currently zoned for residential use.