



136 North Monroe Street
Waterloo, Wisconsin 53594-1198

NOTICE OF A CITY OF WATERLOO PLAN COMMISSION PUBLIC MEETING

Pursuant to Section 19.84 Wisconsin Statutes, notice is hereby given to the public and the news media, the following meeting will be held to consider the following:

MEETING: PLAN COMMISSION
DATE: Tuesday, April 22, 2025 **TIME: 6:00 p.m.**
LOCATION: 136 N. MONROE STREET, MUNICIPAL BUILDING COUNCIL CHAMBERS

PUBLIC HEARING

1. CALL PUBLIC HEARING TO ORDER
2. PUBLIC COMMENTS ON 425 Cleveland St.
3. ADJOURN PUBLIC HEARING

PLAN COMMISSION REGULARLY SCHEDULED MEETING

- 1) CALL TO ORDER AND ROLL CALL
- 2) APPROVAL OF MEETING MINUTES: February 25, 2025
- 3) CITIZEN INPUT (3-Minute Time Limit)
- 4) OLD BUSINESS
- 5) NEW BUSINESS
 - a. Conditional Use 425 Cleveland
- 6) FUTURE AGENDA ITEMS & ANNOUNCEMENTS
- 7) ADJOURNMENT

Jeanne Ritter, Clerk/Deputy Treasurer

Members: Leisses, Quimby, Kuhl, Crosby, Chadwick, Empey & Renforth

Posted, Distributed & Emailed: 03/20/2025

PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may attend the above meeting(s) to gather information. No action will be taken by any governmental body other than that specifically noted. Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request such services please contact the clerk's office at the above location.

WATERLOO PLAN COMMISSION – Minutes February 25, 2025

[a digital meeting recording also serves as the official record]

PLAN COMMISSION REGULARLY SCHEDULED MEETING

- 1) CALL TO ORDER AND ROLL CALL. Mayor Quimby called the meeting to order at 6:00 pm. Commissioners attending: Crosby, Empey, Leisses and C. Kuhl. Remote: none Absent: Renforth, and Chadwick. Others in attendance: David Leary and Clerk Ritter.
- 2) APPROVAL OF MEETING: October 22, 2024 Motion [Empey/Crosby] VOICE VOTE: Motion carried.
- 3) CITIZEN INPUT
- 4) OLD BUSINESS
- 5) NEW BUSINESS
 - a. 224 Porter Street Home Occupation – Window Cleaning Business Motion [Leisses/Empey] VOICE VOTE: Motion carried.
 - b. Ordinance 385-10.2 Home Occupation in Residential Districts – informational. Begin working on the ordinance.
- 6) FUTURE AGENDA ITEMS & ANNOUNCEMENTS:
- 7) ADJOURNMENT (C. Kuhl/Leisses] VOICE VOTE: Motion carried. Approximately 6:15 pm

Jeanne Ritter, Clerk/Deputy Treasurer



136 North Monroe Street
Waterloo, WI 53594
Phone: (920) 478-3025
Fax: (920) 478-2021
www.waterloowi.us

**NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT UNDER PROVISIONS
OF CHAPTER §385-10.2B AND §385.10 C OF THE ZONING CODE OF THE CITY OF
WATERLOO, JEFFERSON COUNTY, WISCONSIN**

Please take notice that the Plan Commission of the City of Waterloo, Jefferson County, Wisconsin, acting under provisions of R2 Zoning District, §385-10.2B. and §385-10.2C. Home occupations in residential districts B.11 No animals shall be involved in any authorized home occupation C. Conditional Uses (ex. Grey waste, dogs on premises at one time or hours of operation.) This conditional use permit application was received from Alex Morris, owner of 425 Cleveland Street.

The applicant is requesting a conditional use permit to allow for a mobile grooming service that would be typically parked at the residence at 425 Cleveland St. A conditional use permit is required when

The property is described as follows:

- Parcel 290-0813-0533-006 (BEG 256.5FT E OF SW/C LOT 1, BLK 2, HELMES ADD, N14DG42'E 124.9FT, E TO PT 82FT W OF E/L SD LOT, S TO S/L SD LOT, W TO POB).
- Also known as 425 Cleveland St.

Be further notified that the Plan Commission will hear all persons interested or their agents or attorneys concerning the conditional use permit application at a public hearing. The public hearing will be held at **6:00 p.m. on Tuesday, April 22, 2025 in the Council Chamber of the Municipal Building, 136 N. Monroe Street, Waterloo.**

After the public hearing, the Plan Commission shall recommend approval, denial, or conditional approval of the conditional use permit to the Common Council. The City Council will act on the Plan Commission's recommendation at its regular scheduled meeting on Thursday, May 1, 2025.

Jeanne Ritter
City Clerk/Deputy Treasurer

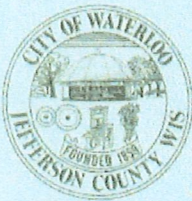
Pub: The Leader Independent, April 10, 2025



136 North Monroe Street
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CONDITIONAL USE PERMIT CHECKLIST

- ☐ Applications for conditional use permits shall be made to the Building Inspector on forms furnished by the Inspector and/or the Clerk's Office and shall include the following:
 - (1) Name and address of the applicant, owner of the site, architect, professional engineer, contractor.
 - (2) Description of the subject site by lot, block and recorded subdivision, or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees, if any; and the zoning district within which the subject site lies.
 - (3) Site plan showing the location of any buildings and all proposed provisions for off-street parking and loading.
 - (4) Additional information as may be required by the Plan Commission, the Director of Public Works and the Building Inspector.
 - (5) Fees as stated in the Waterloo Fee Schedule. \$285.00 (payable to: City of Waterloo)
- ☐ Notice of such application and the subsequent hearing thereon before the Plan Commission shall be published by the Clerk/Treasurer's office as a Class 1 notice.
- ☐ Appearances at hearings. Either the applicant or his agent or attorney shall attend the public hearing of the Plan Commission at which such application is to be considered unless such attendance has been excused by the Plan Commission.
- ☐ Review and approval. The Plan Commission shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewage and water systems and the proposed operation. The Plan Commission shall hold a hearing and thereafter shall recommend approval, denial or conditional approval to the Council. The Council shall accept, reject or modify the Plan Commission's recommendations.
- ☐ Issuance of permit. If such permit is issued, the Council may attach conditions thereto such as, but not limited to, landscaping, architectural design, type of construction, construction commencement and completion dates, hours of operation, traffic circulation or parking requirements, highway access restrictions, or increased yards.



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APPLICATION FOR CONDITIONAL USE PERMIT
(Review and Action by City Plan Commission/Common Council)

Number: _____ Date Filed: 3/18/25 Fee Paid: \$285.00
Location of Property: 425 Cleveland St Waterloo, WI
Applicant: Alex Morris Email: apmorris132@gmail.com
Address: 425 Cleveland Street Waterloo, WI Telephone: 920 285 4403
Owner of Property: Alex Morris
Address: 425 Cleveland Street Waterloo, WI Telephone: 920 285 4403
Contractor: N/A
Address: _____ Telephone: _____
Architect or Professional Engineer: N/A
Address: _____ Telephone: _____
Legal Description of Property: Residential 2 story home
Land Parcel Size: 1.63 acre Present Use: Residential Zoning District: R-2
Type of Existing Structure (if any): 2 story house 2 car Garage
Proposed Use of the Structure or Site: Residential Number of Employees: 0

Terms of Municipal Code

Conditional Use Requested

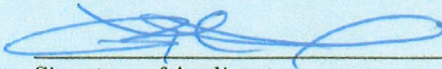
Specify Reason(s) for Application: (for example, insufficient lot area, setback, etc.)

Want to operate a pet grooming business out of a
professionally built pet grooming salon mobile van (Ford E-350)

ATTACH THE FOLLOWING:

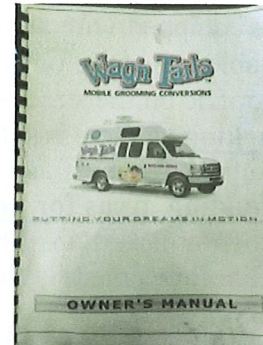
Site Plan showing the area involved, its location, dimensions, elevations, drainage, parking, etc., and location of adjacent structures within 200 feet.

Date: 3/18/25


Signature of Applicant

§ 385-10.2. Home occupations in residential districts. [Added 7-2-2009 by Ord. No. 2009-09]

Proposal for Conditional Use Permit for Placement of a Dog Grooming Van behind the house and on the east side of the garage at 425 Cleveland Street in the City of Waterloo. The Van will be positioned behind the required set-back of the front of the house and not visible from the West side of the property. The Van will be titled, licensed and insured as a Personal Vehicle. A picture of the vehicle is included in this presentation. We are happy to answer all questions and concerns the council may have. We hope we can work together to make this dream and occupation a reality as the ability to remain productive is key.



The business location is being requested because the owner needs to remain on her premises due to previous injuries sustained when traveling to her position as a Dog Groomer in Oregon, WI.

- A) The home occupation shall be conducted only within the enclosed area of the dwelling unit or an attached garage. **Proposing a conditional use permit be granted to allow a fully-equipped, professionally designed, and purpose-built vehicle to act as the place of business, rather than using an existing part of the dwelling.**
- B) There shall be no exterior alterations of the structure which change the character thereof as a dwelling. There shall be no exterior evidence of the home occupation other than those signs permitted in the district.
- The placement of the Grooming Van would be adjacent to the North side of the house and west side of the Garage. A new concrete slab will be poured in this area to accommodate the van. It will be behind the setback of the house, and not visible from the east side of the property. It will be able to be moved around the property if necessary and parked in this location at other times. No Signs will be on display other than those that are permitted. When and if the property owners sell the residence, this area would be considered more or less an outdoor seating or patio area.



- C) No storage or display of materials, goods, supplies, or equipment related to the operation of the home occupation shall be visible outside any structures located on the premises. **Exception:**
- See prior comments as far as location and visibility. The Van is presently an unmarked white Van in excellent condition, with no outward signs of its interior outfitting.
- D) No home occupation use shall create smoke, odor, glare, noise, dust, vibration, fire hazard, small electrical interference or any other nuisance not normally associated with the average residential use in the district. **This requirement will be in compliance.**
- The Van is equipped with all necessary accessories to conveniently carry out a dog grooming business able to service one or two dogs per session. The nature of the business would not increase traffic on the street as it is an owner drop-off/pick-up only. There would be **no need for street parking** as there is sufficient room during business hours to park in the driveway. The average time to drop off and pickup does not normally exceed 5 - 8 minutes. There **will be no outside holding areas for pets waiting or finished with grooming**. All will remain inside once dropped off or picked up. Should a Dog have to take a potty break it would be on a leash at all times and accompanied by the groomer or one of her family.
 - The hours of the business will be M-F (8:00am to 3:00pm) these hours will eliminate added street traffic during School Drop-off and Pick-up times. But would also allow pet parents to drop off their pets right after they drop off their children. This is important to the property owner as well as their children attend St. Johns School.
 - The van is Equipped with its own Generator, which is RV grade so it meets all noise requirements for residential use.
 - The van is Equipped with (2) Fifty Gallon Holding Tanks one for Fresh Water and one for grey water. Per the manual grey water is the water collected after a day's worth of shampooing Animals. It does not contain sewage. **The operator's manual for these vans, indicates that, most owners drain to yard or driveway.** However, we are not against pumping into totes and transported off property to a legal RV dump station, this is really no different than if you were to wash your car in the driveway, except maybe less hazardous, as you won't be washing off hydrocarbon oils, or gasoline or other automotive fluids. The Fresh water would be supplied by the property owners. Neither holding tank is visible from the outside. In fact, the manual states that the only time you would see the tanks is if you visited the assembly factory.
 - The Van is equipped to use RV anti-freeze for winter months, which is non-poisonous Polypropylene Glycol, not harmful to pets or humans or the environment.
- E) Only one sign may be used to indicate the type of home occupation. Such sign shall not be illuminated and shall not exceed three square feet. **This requirement will be in compliance.**
- F) The home occupation shall not involve the use of commercial vehicles for more than occasional delivery of materials to or from the premises. **This requirement will be in compliance.**
- G) Authorized home occupations are restricted to service-oriented businesses and the mass production of items or products or the sale of items or products on the premises is prohibited. Examples of service-oriented businesses include, but are not limited to, computer programming, accounting, law, insurance agencies and computer-based consulting and clerical services. **Exception, while business is service oriented it does not meet the requirements stated in this consideration.** The dog grooming business of the future will be mobile as it is a fully furnished start-up that gives the owner the flexibility to set the hours and prices without the overhead of a brick & mortar facility. It can move with the groomer and it can be upgraded with minimal effort when newer models or technologies are available.

- H) Authorized home occupations shall not occupy more than 30% of the floor area of the dwelling in question. **This requirement will be in compliance.**
- I) Persons employed in home occupations shall be limited to the resident, immediate family members, and no more than one nonresident employee. **This requirement will be in compliance.**
- J) Under no circumstances shall a motor vehicle repair or body work business qualify as an authorized home occupation. **This requirement will be in compliance.**
- K) No animals shall be involved in any authorized home occupation. **Due to the nature of the service, pet owners and their pets will be the intended consumer of this service. The pets (Cats/Dogs) will be brought to the business by their owner, and escorted into the Van. The groomer will provide services requested and will contact the owner when the pet is ready to be picked up.**
- L) Home day care is an authorized home occupation so long as it does not involve more than seven children or require state licensing. **Not Applicable**
- M) Conditional uses. Any proposed home occupation which does not satisfy the criteria established in Subsection B above may be authorized by the Plan Commission as a conditional use, subject to the requirements of § 385-21 and the following:
- The extent of the equipment or machinery used in the home occupation may be restricted by the Plan Commission. **Agreed within the limits that the equipment pre-installed in the van is exempt.**
 - Sale or transfer of the subject property or the expansion of the approved home occupation shall cause the conditional use permit to terminate. **Agreed**

The Dog Grooming Service industry is an \$8 billion dollar industry in high demand throughout the nation. The need for local groomers is increasing since 2021 as more people own pets than ever before. Services include anything from a simple nail trim, to full breed cuts, tooth brushing, etc. The proposed business would be operated as an LLC with a Sole Groomer. Waterloo currently has no storefront Groomers, although mobile groomers may be in the area, they are using only personal vehicles and the dog owner's facilities. This shop would bring a much-needed service to the local community but not overwhelm the neighborhood with traffic or noise. Due to the nature of the business and the proposed hours it is likely that no more than 4 – 5 appointments would occur on any given day. The nature of the business is purposely intended to allow hour flexibility to the groomer to attend to her personal responsibilities and health rehabilitation. We would contact the neighboring residents for any concerns to hopefully gain their support up front. Please note the property directly behind 425 Cleaveland Street is already zoned commercial, so the need for their agreement will not be sought per se. We would plan on speaking to neighbors on Cleveland and both access streets (Mills/Hendricks Street) The business will advertise on Facebook and through word of mouth.

§ 385-10. R-2 Single-Family Residential District.

The R-2 District is intended to provide a quiet, pleasant and relatively spacious living area for single-family, two-family and multifamily dwellings protected from traffic hazards and intrusion. Further, it is intended that two-family and multifamily dwellings be dispersed throughout the district on a conditional use basis.

A. Permitted uses.

- (1) Uses permitted in the R-1 District.
- (2) Boardinghouses, up to four paying guests or boarders, including bed-and-breakfast establishments.

B. Conditional uses.

- (1) Conditional uses permitted in the R-1 District. **[Amended 3-15-2007 by Ord. No. 2007-05]**
- (2) Two-family dwellings.
- (3) Multifamily dwellings.
- (4) Funeral homes.
- (5) Public hospitals and rest homes.
- (6) Private clubs, fraternities and lodges, except those whose chief activity is customarily carried on as a business.
- (7) Additional garages or accessory building exceeding 144 square feet. **[Added by Ord. No. 95-11; amended 11-5-2009 by Ord. No. 2009-17]**
- (8) Zero lot line or common wall construction single-family dwelling. **[Added by Ord. No. 2-01]**

C. Lot, yard and building requirements. See also § 385-3 of this chapter.

- (1) Single-family dwellings. Same as for R-1 District.
- (2) Two-family dwellings.
 - (a) Lot frontage: minimum 100 feet.
 - (b) Lot area: minimum 12,000 square feet.
 - (c) Principal building:
 - [1] Front yard: minimum 30 feet.
 - [2] Side yards: minimum 15 feet.
 - [3] Rear yard: minimum 25 feet. **[Amended 9-3-2020 by Ord. No. 2020-08]**

[4] Building height: maximum 35 feet.

(d) Accessory building:

[1] Front yard: minimum 30 feet.

[2] Side yards: minimum five feet.

[3] Rear yard: minimum five feet.

[4] Building height: maximum 15 feet. Accessory buildings shall not exceed 15 feet in height as measured to the roof peak except in those cases where the existing home and at least two of the abutting property homes are two stories in height or more. In those cases the accessory building can be up to 25 feet in height. The maximum area in those cases shall be the "footprint" of the building, not the total floor area.

[5] Floor area per dwelling unit: minimum 900 square feet.

[6] Off-street parking: minimum two spaces per unit. (See also § 385-23 of this chapter.)

(3) Multifamily dwellings.

(a) Lot frontage: minimum 100 feet.

(b) Lot area: minimum 12,000 square feet.

(c) Principal building:

[1] Front yard: minimum 30 feet.

[2] Side yards: minimum 15 feet.

[3] Rear yard: minimum 25 feet. **[Amended 9-3-2020 by Ord. No. 2020-08]**

[4] Building height: maximum 35 feet.

(d) Accessory building:

[1] Front yard: minimum 25 feet.

[2] Side yards: minimum five feet.

[3] Rear yard: minimum five feet.

[4] Building height: maximum 15 feet. Accessory buildings shall not exceed 15 feet in height as measured to the roof peak except in those cases where the existing home and at least two of the abutting property homes are two stories in height or more. In those cases the accessory building can be up to 25 feet in height. The maximum area in those cases shall be the "footprint" of the building, not the total floor area.

(e) Number of stories: maximum two.

- (f) Lot area per dwelling unit: minimum 3,600 square feet.
 - (g) Floor area per dwelling unit:
 - [1] One-bedroom unit: minimum 600 square feet.
 - [2] Two-bedroom unit: minimum 800 square feet.
 - [3] Three-bedroom unit: minimum 1,000 square feet.
 - (h) Off-street parking: 1 1/2 spaces per unit. See also § 385-23 of this chapter.
- (4) Zero lot line or common wall single-family units. **[Added by Ord. No. 2-01]**
- (a) Lot frontage: minimum 50 feet each unit.
 - (b) Lot area: minimum 6,000 square feet each unit.
 - (c) Principal building:
 - [1] Front yard: minimum 30 feet.
 - [2] Side yards: zero feet on one side and a minimum of 15 feet on the other side.
 - [3] Rear yard: minimum 25 feet. **[Amended 9-3-2020 by Ord. No. 2020-08]**
 - [4] Building height: maximum 35 feet.
 - (d) Accessory building:
 - [1] Front yard: minimum 30 feet.
 - [2] Side yards: minimum five feet.
 - [3] Rear yard: minimum five feet.
 - [4] Building height: maximum 15 feet. Accessory buildings shall not exceed 15 feet in height as measured to the peak except in those cases where the existing home and at least two of the abutting property homes are two stories in height or more. In those cases the accessory building can be up to 25 feet in height. The maximum area in those cases shall be the "footprint" of the building, not the total floor area.
 - [5] Floor area per dwelling unit: minimum 1,000 square feet.
 - [6] Off-street parking: minimum two spaces per unit. (See also § 385-23 of this chapter.)
- D. Zero lot line duplexes/common wall construction dwellings. **[Added by Ord. No. 2-01]**
- (1) The plans, specifications and construction of zero lot line duplexes shall require that the installation and the construction of sewer, water and other utility services be done in such a manner as to provide separate systems to each dwelling unit.

- (2) A minimum one-hour fire-rated wall shall separate living areas from the lowest floor level, including the basement, to the underside of the roof sheathing. Such basement wall, if any, shall be masonry.
- (3) When attached dwelling units are created, matters of mutual concern to the adjacent property owners due to construction, catastrophe and maintenance shall be guarded against by private covenant, deed restrictions and the approving authority.
- (4) Deed restrictions. Deed restrictions shall provide:
 - (a) Each side of the building shall be constructed at the same time and in such a way as to be harmonious with the other side so that the overall effect is aesthetically pleasing.
 - (b) Each side of the dwelling shall be provided with a minimum of two trees and foundation planting covering 1/2 of the street side of the unit. Lots shall be maintained equally with respect to lawn care and pruning of shrubs and trees.
 - (c) The dwelling shall be painted, stained or sided one color scheme and any subsequent repainting, staining or siding shall be one color scheme, or according to the plan established by these covenants. The covenants shall describe exterior property maintenance and what is or is not permitted.
 - (d) These covenants shall further discuss the housing of dogs, cats or other domesticated household pets.
 - (e) Violation of these covenants shall be handled by the signing parties.
 - (f) Copies of the deed restrictions and private covenants shall be placed on file in the Clerk-Treasurer's office and recorded by the office of the Register of Deeds for Jefferson County.
 - (g) Changes to covenants or deed restrictions shall require an amendment to the special use approval or conditional use permit required by this chapter.
 - (h) Each dwelling shall maintain a common wall which shall be a minimum one-hour fire wall running from the lowest floor level, including the basement, to the underside of the roof sheathing.
 - (i) No fences shall be permitted along the zero lot line in the front or rear yards.

§ 385-21. Conditional uses.

- A. General uses applicable to one or more districts. The following uses shall be conditional uses and may be permitted as specified:
- (1) Governmental and cultural uses, such as fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds, museums and historical landmarks or restorations, may be permitted in all residential and commercial districts.
 - (2) Utilities may be permitted in all districts, provided that all principal structures and uses are not less than 50 feet from any residential lot line.
 - (3) Incinerators, sewage disposal plants and earth or sanitary landfill operations may be permitted in A Agricultural and M-2 Districts.
 - (4) Golf courses may be permitted in any residential or agricultural district.
 - (5) Cemeteries may be permitted in any residential or commercial district.
 - (6) Skating rinks, sports fields, swimming pools and tennis courts may be permitted in any district.
 - (7) Commercial recreational facilities, such as bowling alleys, dance halls, driving ranges, miniature golf, amusement parks, gymnasiums, physical culture facilities, roller rinks and outdoor theaters, may be permitted in any district.
 - (8) Boat launches, liveries and repair facilities may be permitted in the C-1 District.
 - (9) Conditional uses in the Conservancy District shall include dog parks, horse trails, golf courses, public utilities, and public camping. **[Added 7-2-2009 by Ord. No. 2009-09¹]**
- B. Application. Applications for conditional use permits shall be made in duplicate to the Building Inspector on forms furnished by the Inspector and shall include the following:
- (1) Name and address of the applicant, owner of the site, architect, professional engineer, contractor and all opposite and abutting property owners of record.
 - (2) Description of the subject site by lot, block and recorded subdivision, or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees, if any; and the zoning district within which the subject site lies.
 - (3) Site plan showing the location of any buildings and all proposed provisions for off-street parking and loading.
 - (4) Additional information as may be required by the Plan Commission, the Director of Public Works and the Building Inspector.
 - (5) Fees as stated in the Waterloo Fee Schedule.² **[Amended 11-17-2005 by Ord. No.**

1. Editor's Note: This ordinance superseded former Subsection A(9), permitting the keeping of ponies and horses in floodplain districts as a conditional use, added by Ord. No. 96-1.

2. Editor's Note: The Fee Schedule is on file at the office of the City Clerk-Treasurer.

2005-4]

- C. Notice. Notice of such application and the subsequent hearing thereon before the Plan Commission shall be published as a Class 1 notice.
- D. Appearances at hearings. Either the applicant or his agent or attorney shall attend the public hearing of the Plan Commission at which such application is to be considered unless such attendance has been excused by the Plan Commission.
- E. Review and approval. The Plan Commission shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewage and water systems and the proposed operation. The Plan Commission shall hold a hearing and thereafter shall recommend approval, denial or conditional approval to the Council. The Council shall accept, reject or modify the Plan Commission's recommendations.
- F. Issuance of permit. If such permit is issued, the Council may attach conditions thereto such as, but not limited to, landscaping, architectural design, type of construction, construction commencement and completion dates, hours of operation, traffic circulation or parking requirements, highway access restrictions, or increased yards.
- G. Uses adjacent to controlled access highways. Any development within 500 feet of the existing or proposed right-of-way of any freeway, expressway or other controlled access trafficway and within 1,500 feet of its existing or proposed interchange or turning lane right-of-way shall be deemed to be a conditional use which shall require the issuance of a permit.

