

B-1 COMMUNITY BUSINESS

Community Business is designed primarily to accommodate commercial activities and service needs of area residents with the service area not confined to any one neighborhood. Businesses may range from small scale to large in size.

Community Business land uses should be avoided in productive agricultural soil areas and in floodplains, wetlands, and other environmentally sensitive lands. They should not adversely impact adjacent land uses. Density should be controlled in order to decrease the need for sewer and water. Location should be emphasized on the main travel corridors of the town in order to take advantage of existing traffic patterns and to maintain the high quality/ physical conditions of the town roads.

A. GENERAL REQUIREMENTS

Uses permitted in B-1 Community Business are subject to the following conditions:

1. Dwelling units and rooming units are not permitted except as the residence of the owner or operator of a business on the premises.
2. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings.
3. Establishments of the “drive-in” type offering goods or services directly to customers waiting in parked motor vehicles are allowed only by conditional use permit.
4. The unenclosed parking of trucks as an accessory use, when used in the conduct of a permitted business listed hereafter in this section shall be limited to vehicles of not over one and one-half (1½) tons capacity when located within seventy-five (75) feet of a Residence District boundary line.

B. PERMITTED USES

1. Antique shops.
2. Art and school supply stores.
3. Art shops and galleries, but not including auction rooms.
4. Automobile accessory stores.
5. Bakeries – room or rooms, containing the baking process shall not exceed a total of five thousand (5,000) square feet in area.
6. Banks and financial institutions.
7. Barber shops.
8. Beauty parlors.
9. Bicycle sales, rental, and repair stores.

10. Blueprinting and photostating.
11. Boat showrooms and sales.
12. Book and stationery stores.
13. Business machine sales and service.
14. Camera and photographic supply stores.
15. Candy and ice cream stores.
16. Carpet and rug stores, retail sales only.
17. Catering establishments.
18. Child day care centers.
19. China and glassware stores.
20. Clothing and costume rental stores.
21. Clubs and lodges, non-profit and fraternal.
22. Coin and stamp stores.
23. Computer and data processing services.
24. Custom dressmaking.
25. Dental clinic.
26. Department stores.
27. Drug stores.
28. Dry cleaning establishments, not engaged in wholesale processing.
29. Dry goods stores.
30. Eating and drinking places, excluding drive-ins and establishments primarily engaged in carry-out service.
31. Electrical and household appliance stores, including radio and television sales.
32. Electrical showrooms and shops.
33. Employment agencies.

34. Florist shops.
35. Food stores, grocery stores, meat markets, bakeries and delicatessens.
36. Frozen food stores, including locker rental in conjunction therewith.
37. Furniture stores, including upholstering when conducted as part of the retail operations and secondary to the principal use.
38. Furrier shops, including the incidental storage and conditioning of furs.
39. Garden supply, tool, and seed stores.
40. Gift shops.
41. Gunsmith shop.
42. Hardware stores.
43. Hobby shops, for retail of items to be assembled or used away from the premises.
44. Household appliances, office equipment and other small machine sales and service.
45. Interior decorating shops, including upholstering and making of draperies, slip covers, and other similar articles, when conducted as part of the retail operations and secondary to the principal use.
46. Insurance agencies.
47. Jewelry stores, including watch and clock repair.
48. Launderettes, automatic, self-service only, or hand laundries employing not more than two (2) persons in addition to one (1) owner or manager.
49. Leather goods and luggage stores.
50. Libraries.
51. Liquor stores, packaged goods.
52. Locksmith shops.
53. Meeting halls.
54. Millinery shops.
55. Miscellaneous repair shops.
56. Miscellaneous shopping goods stores.

57. Motor vehicle and automotive parts and supplies.
58. Musical instrument sales and repair.
59. Newspaper distribution agencies for home delivery and retail trade.
60. Nurseries, lawn and garden supply stores, landscaping.
61. Nursing and personal care facilities.
62. Office machine sales and servicing.
63. Offices, business, professional and governmental.
64. Office supply stores.
65. Optician sales, retail.
66. Orthopedic and medical appliance stores.
67. Outdoor furnace.
68. Paint and wallpaper stores.
69. Pet shops.
70. Phonograph record and sheet music stores.
71. Photography studios, including the development of film and pictures, when conducted as part of the retail business on the premises.
72. Picture framing, when conducted for retail trade on the premises only.
73. Plumbing showrooms and shops.
74. Post offices.
75. Publishing and printing.
76. Radio and television sales, servicing and repair shops.
77. Radio and television stations and studios.
78. Real estate offices.
79. Recording studios.
80. Residential care group homes.
81. Restaurants – including the serving of alcoholic beverages.

82. Schools – dance, music, and business.
83. Security brokers.
84. Sewing machine sales and service – household appliances only.
85. Shoe, clothing, and hat repair stores.
86. Shoe stores.
87. Sporting goods stores.
88. Tailor shops.
89. Taverns.
90. Taxidermists.
91. Telegraph offices.
92. Telephone booths and coin telephones.
93. Ticket agencies, amusement.
94. Tobacco shops.
95. Toy shops.
96. Travel bureaus and transportation ticket offices.
97. Undertaking establishments and funeral parlors.
98. Used merchandise stores.
99. Variety stores.
100. Video stores.
101. Wearing apparel shops and accessories.
102. Accessory uses, incidental to, and on the same zoning lot as the principal use.

C. CONDITIONAL USES

1. Adult bookstore.
2. Adult entertainment establishment.

3. Amusement establishments – archery ranges, bowling alleys, shooting galleries, game room, swimming pools, skating rink, and other similar amusement facilities.
4. Animal hospitals, veterinary services, and kennels.
5. Artificial lakes/artificial ponds.
6. Auction rooms.
7. Automotive rentals and leasing.
8. Automotive repair shops.
9. Automotive services.
10. Bed and Breakfast establishments.
11. Building material products sales.
12. Cable television installation.
13. Car wash.
14. Dry cleaning establishments employing more than four (4) persons.
15. Dwelling units and rooming units, above the ground level.
16. Eating and drinking establishments primarily engaged in drive-in and carry-out service.
17. Farm machinery and equipment sales.
18. Fire stations, police stations, post offices and other governmental facilities.
19. Greenhouses, commercial.
20. Hotels, motels.
21. Laboratories, medical and dental.
22. Laboratories, medical and dental, research and testing.
23. Mail order houses.
24. Manufactured home sales.
25. Medical clinics.
26. Motor vehicle sales.

27. Off-premise signs greater than three (300) square feet in size and less than five hundred-one (501) square feet in size.
28. Parking garages or structures, other than accessory, for storage of private passenger automobiles only.
29. Parking lots, open and other than accessory.
30. Public utility and service uses.
31. Recreational and utility trailer dealers.
32. Rental storage units – new.
33. Schools, commercial and trade.
34. Telecommunication antennas and towers.
35. Wind energy system - Small
36. Wood cabinetmaking.

D. LOT REQUIREMENTS

1. Area – one (1) acre minimum;
2. Zoning lot frontage – one hundred (100) continuous feet minimum.

E. HEIGHT REGULATIONS

All structures – thirty-five (35) feet maximum, except as provided by **General Provisions**, Subsection E, Height Regulations.

F. BUILDING SETBACKS

1. Front yard, corner side yard, and rear yard, when it abuts on a street, shall have a setback in accordance with those prescribed in the Brown County Highway Setback Ordinance. However, in no case shall front yard or corner side yard be less than twenty-five (25) feet from the street right-of-way.
2. Side yard shall have a minimum setback of twenty-five (25) feet.
3. Rear yard, when not abutting a street, shall have a minimum setback of twenty-five (25) feet. A newly constructed building of less than five hundred (500) square feet need only be five (5) feet from the rear lot line.

G. ACCESSORY BUILDING

All accessory buildings hereinafter constructed in B-1 Community Business shall meet the district requirements and those identified in **General Provisions**, Subsection C, Building and Uses.

H. PARKING

Parking shall conform to the requirements as set forth in **Off-Street Parking and Loading Requirements**.

I. SIGNS

Signs shall be regulated as set forth in **Regulation of Signs**.

J. OTHER REQUIREMENTS

Additional structures and buildings allowed in B-1 Community Business shall meet the regulations of this district and other articles of the Zoning Ordinance as determined by the Town Zoning Administrator.