

## **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 (unless an exception is granted by a Conditional Use Permit).
3. 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. None (See Conditional Uses)

### **C. CONDITIONAL USES**

See Violations and Penalties Section Page X-10 for Conditional Use Permit Transferability

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. Antique shops.
6. Art and school supply stores.
7. Art shops and galleries, but not including auction rooms.
8. Artificial lakes/artificial ponds.
9. Auction rooms.
10. Automotive rentals and leasing.
11. Automotive repair shops.
12. Automotive services.
13. Bakeries – room or rooms, containing the baking process shall not exceed a total of five thousand (5,000) square feet in area.

**G-1 Updated 03/02/2020**

14. Banks and financial institutions.
15. Barber shops.
16. Bed and Breakfast establishments.
17. Beauty parlors.
18. Bicycle sales, rental, and repair stores.
19. Blueprinting and photostating.
20. Boat showrooms and sales.
21. Book and stationery stores.
22. Building material products sales.
23. Business machine sales and service.
24. Cable television installation.
25. Camera and photographic supply stores.
26. Candy and ice cream stores.
27. Car wash.
28. Carpet and rug stores, retail sales only.
29. Catering establishments.
30. Child day care centers.
31. China and glassware stores.
32. Clothing and costume rental stores.
33. Clubs and lodges, non-profit and fraternal.
34. Coin and stamp stores.
35. Computer and data processing services.
36. Custom dressmaking.
37. Dental clinic.
38. Department stores.
39. Drug stores.
40. Dry cleaning establishments, not engaged in wholesale processing.
41. Dry cleaning establishments employing more than four (4) persons.
42. Dry goods stores.
43. Dwelling units and rooming units, above the ground level.
44. Eating and drinking establishments primarily engaged in drive-in and carry-out service.
45. Eating and drinking places, excluding drive-ins and establishments primarily engaged in carry-out service.
46. Electrical and household appliance stores, including radio and television sales.
47. Electrical showrooms and shops.
48. Employment agencies.
49. Farm machinery and equipment sales.
50. Fire stations, police stations, post offices and other governmental facilities.
51. Florist shops.
52. Food stores, grocery stores, meat markets, bakeries and delicatessens.
53. Frozen food stores, including locker rental in conjunction therewith.
54. Furniture stores, including upholstering when conducted as part of the retail operations and secondary to the principal use.
55. Furrier shops, including the incidental storage and conditioning of furs.
56. Garden supply, tool, and seed stores.
57. Gift shops.
58. Greenhouses, commercial.
59. Gunsmith shop.
60. Hardware stores.
61. Hobby shops, for retail of items to be assembled or used away from the premises.

**G-2 Updated 03/02/2020**

62. Hotels, motels.
63. Household appliances, office equipment and other small machine sales and service.
64. 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.
65. Insurance agencies.
66. Jewelry stores, including watch and clock repair.
67. Laboratories, medical and dental.
68. Laboratories, medical and dental, research and testing.
69. Laundrettes, automatic, self-service only, or hand laundries employing not more than two (2) persons in addition to one (1) owner or manager.
70. Leather goods and luggage stores.
71. Libraries.
72. Liquor stores, packaged goods.
73. Locksmith shops.
74. Mail order houses.
75. Manufactured home sales.
76. Medical clinics.
77. Meeting halls.
78. Miscellaneous repair shops.
79. Miscellaneous shopping goods stores.
80. Motor vehicle and automotive parts and supplies.
81. Motor vehicle sales.
82. Musical instrument sales and repair.
83. Newspaper distribution agencies for home delivery and retail trade.
84. Nurseries, lawn and garden supply stores, landscaping.
85. Nursing and personal care facilities.
86. Off-premise signs greater than three (300) square feet in size and less than five hundred-one (501) square feet in size.
87. Office machine sales and servicing.
88. Offices, business, professional and governmental.
89. Office supply stores.
90. Optician sales, retail.
91. Orthopedic and medical appliance stores.
92. Outdoor furnace.
93. Paint and wallpaper stores.
94. Parking garages or structures, other than accessory, for storage of private passenger automobiles only.
95. Parking lots, open and other than accessory.
96. Pet shops.
97. Phonograph record and sheet music stores.
98. Photography studios, including the development of film and pictures, when conducted as part of the retail business on the premises.
99. Picture framing, when conducted for retail trade on the premises only.
100. Plumbing showrooms and shops.
101. Post offices.
102. Public utility and service uses.
103. Publishing and printing.
104. Radio and television sales, servicing and repair shops.
105. Radio and television stations and studios.

**G-3 Updated 03/02/2020**

106. Real estate offices.
107. Recording studios.
108. Recreational and utility trailer dealers.
109. Rental storage units – new.
110. Residential care group homes.
111. Restaurants – including the serving of alcoholic beverages.
112. Schools, commercial and trade.
113. Schools – dance, music, and business.
114. Security brokers.
115. Sewing machine sales and service – household appliances only.
116. Shoe, clothing, and hat repair stores.
117. Shoe stores.
118. Sporting goods stores.
119. Tailor shops.
120. Taverns.
121. Taxidermists.
122. Telecommunication antennas and towers.
123. Ticket agencies, amusement.
124. Tobacco shops.
125. Toy shops.
126. Travel bureaus and transportation ticket offices.
127. Undertaking establishments and funeral parlors.
128. Used merchandise stores.
129. Variety stores.
130. Video stores.
131. Wearing apparel shops and accessories.
132. Wind energy system - Small
133. Wood cabinetmaking.
134. Accessory uses, incidental to, and on the same zoning lot as the principal use.

#### **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.

**G-4 Updated 03/02/2020**

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.

**AN ORDINANCE REZONING PROPERTY LOCATED AT \_\_\_\_\_**  
**IN THE TOWN OF GLENMORE, BROWN COUNTY, WISCONSIN,**  
**FROM A-1 AGRICULTURE TO B-1, COMMUNITY BUSINESS**

WHEREAS, the Town Clerk has published a notice of public hearing regarding such proposed zoning change and a public hearing has been held at the Glenmore Community Center whereupon the Town Board has heard all interested persons.

NOW THEREFORE, the Town Board of the Town of Glenmore, Brown County, Wisconsin, does ordain as follows:

Section 1. That provided the following conditions are met, the property located at:

---

Will be rezoned from A-1 to B 1. This rezoning will only occur under the following conditions:

- (a) That the owner of this property must obtain a building permit and commence building on the property within 2 years from the date of adoption of this ordinance stated below.  
"Commence building" will be determined by the Town Zoning Administrator.

In the event that this condition is not met, this land shall remain in its present zone, A-1, and this ordinance shall be null and void. Once this condition is met, the property is rezoned to the B-1 zone.

Section 2. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

Section 3. This ordinance shall take effect upon its adoption and proper posting.

Approved and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Town Chairman

ATTEST:

\_\_\_\_\_  
Town Clerk