

4.08 COMMERCIAL DISTRICTS

(1) NEIGHBORHOOD BUSINESS

(a) Purpose. The purpose of the B-1 District is to identify currently existing areas of neighborhood commercial uses and to provide for uses which have traditionally existed in these areas and are compatible with the surrounding and overall goals of this Ordinance.

(b) Permitted Uses. The Town Board reserves the right to establish conditions for operation under this Subsection. The following are permitted uses in the B-1 District:

1. Barber and beauty shops.
2. Business offices.
3. Clinics.
4. Food stores.
5. General retail stores.
6. Greenhouse, nursery.
7. Professional offices.
8. Bed and breakfast operations. *(Rev. 9/05)*

(c) Conditional Uses. Section 4.09 of this Ordinance shall apply to all conditional uses. The following uses are conditional uses in the B-1 District:

1. Alcoholic beverages stores.
2. Automotive service. *(Rev. 9/05)*
3. Bars.
4. Cleaning establishments.
5. Clubs.
6. Dining and lunch rooms.
7. Recreational establishments.
8. Facilities for the generation or operation of public utilities. *(Rev. 10/02/01)*
9. Repair shops. *(Rev. 09/05)*
10. Retail fuel service and dispensing (including propane). *(Rev. 09/05)*
11. *[deleted 07/06/10]*

(d) A single family dwelling residence in conjunction with any enumerated permitted use and conditional use shall comply with the provisions of R-1 District Zoning. (Rev. 07/06/10)

(e) All buildings shall minimally meet the setback distances as specified in 4.06(1)(d) and (e) of the Town Ordinances. (Rev. 10/01; Ren. 07/06/10))

(2) B-2 COMMERCIAL MANUFACTURING OR PROCESSING

(a) Purpose. The purpose of the B-2 District is to identify and regulate uses which have traditionally generated noise, smoke, dust, light, odors, heavy traffic, runoff, and other secondary effects which have a high potential to produce complaints from adjoining properties or the general public. Any uses other than permitted uses or any structures require a conditional use permit pursuant to Section 4.09. (Rev. 04/06)

(b) Permitted Uses. The following are permitted uses in the B-2 District: (Rev. 04/05/06)

1. Agriculture. Those uses permitted in the Agricultural Land Districts pursuant to Section 4.05(2)(a), except that no structures may be built without first obtaining a conditional use permit pursuant to Section 4.09. (Rev. 04/06)

2. Passive Outdoor Recreation. Passive, outdoor, recreational land uses such as arboretums, natural areas, wildlife, areas, hiking trails, bicycle trails, cross-country ski trails, horse trails, picnic areas, gardens, fishing and hunting areas, and similar land uses. (Rev. 04/06)

(c) Conditional Uses. The following conditional uses may be authorized in the B-2 District pursuant to the provisions of Section 4.09 of this Ordinance: (Ren. 04/06)

1. Fabrication of consumer or industrial commodities.
2. [Reserved for future use.]
3. Quarrying: Gravel, sand, rock, and soil removal and processing.
4. Mining and ore processing.
5. Salvage yards for wood, metals, papers, and clothing.
6. Stockyards.
7. Off-road vehicle parks.

(3) CZ Cemetery Zoning District⁶

(a) Purpose. The Cemetery Zoning District is for land within the Town that is recognized and operated as an authorized cemetery pursuant to Chapter 157 of the Wisconsin Statutes, and that is used for the laying to rest of human remains.

(b) Restrictions. Any structures in the CZ District are limited to those constructed for housing equipment dedicated to the maintenance of cemetery property. Any such maintenance buildings will be limited to 600 square feet and will be subject to size and setback restrictions applicable to accessory buildings in the R-1 district (see Section 4.06).⁶

⁶ 4.03 (1)(d)(3) created by Ord. 2016.01 adopted 06.07.16