

DIVISION 3.0300

NONRESIDENTIAL ZONING DISTRICTS

This Division sets forth detailed descriptions of the nonresidential zoning districts (excluding the agricultural districts) and their respective dimensional and bulk regulations, requirements, and design standards. The nonresidential zoning districts are generally grouped as follows: business districts, industrial districts, public and semi-public districts, agricultural districts, special districts, and floodland districts.

SECTION 3.0301 B-1 COMMUNITY BUSINESS DISTRICT

A. District Intent: The B-1 Community Business District is intended to:

1. Be applied at Town planned locations indicated on the adopted Town of Saukville comprehensive master plan or component thereof and which abut or front, and have access to , either directly or via frontage roads, State Trunk Highway 33 in the southwest one-quarter of U.S. Public land Survey Section 26 only.
2. Preserve existing and planned areas of limited small-scale commercial facilities fo the convenience of persons residing in the Town.
3. Establish areas of limited small-scale commercial facilities, compatible in function and operation, for the convenience of persons residing in the Town at appropriate and convenient locations indicated on the adopted Town of Saukville comprehensive master plan or component thereof.
4. Provide for the orderly and attractive development and grouping of limited small-scale professional office, or other office-related activities, compatible in function and operation, at appropriate and convenient locations indicated on the adopted Town of Saukville comprehensive master plan or component thereof.
5. Not foster “strip development patterns along major arterial streets and highways.
6. Provide amenities such as increased open space, landscaping, and on-site off-street parking.
7. Allow for the clustering of buildings on parcels of land under individual or multiple ownerships.
8. Promote the compatibility of character, appearance, and operation of uses in the B-1 District with the character of the surrounding rural area and minimize the potential undesirable impacts of such commercial uses on the surrounding rural areas and residential neighborhoods which they serve.
9. Be served by on-site soil absorption sewage disposal systems and private wells.

B. District Standards: The B-1 District is further intended to have the development standards s set forth in Table 3.0301. Those developments served by on-site sewage disposal systems must meet all requirements set forth under Section 2.0103 (B) (7) of this Ordinance.

C. Permitted, Accessory, and Conditional Uses: See Sections 3.0504, Division 3.0600, Section 3.0603, and Division 3.070.

Table 3.0301

B-1 COMMUNITY BUSINESS DISTRICT DEVELOPMENT STANDARDS

Type of Standard	Standard
Landscape Surface Ratio and Floor Area Ratio	
Minimum Landscape Surface Ratio (LSR)	0.40
Alternative Minimum Landscape Surface Ratio (LSR) with Required Mitigation (See Section 5.0314)	0.30
Maximum Gross Floor Area Ratio (GFAR)	0.32
Maximum Net Floor Area Ratio (NFAR)	0.54
Lot Dimensional Requirements	
Minimum Lot Area (ft ²)	For New Lots or Parcels = 5 acres and For Existing Lots of Record = 40,000
Minimum Lot Width at Setback Line (feet)	250
Minimum Front Yard (Feet)	25 (a, b)
Minimum Side Yard (Feet)	10 (a, b)
Minimum Side Yard of Corner Lot (Feet)	25 (a, b)
Minimum Rear Yard (Feet)	20 (a, b)
Minimum Shore Yard (Feet)	75
Maximum Building Height	
Principal Structure (Feet)	35
Accessory Structure (Feet)	25

- (a) See Division 5.0300 for the determination of minimum required bufferyards. See Section 5.0104 for increased setback requirements along arterial streets and highways.
- (b) For new construction, no off-street parking area or drive (except a drive which intersects a public street right-of-way which provides direct access to the lot or parcel from the abutting intersecting public street right-of-way) is allowed within any required front yard setback or within the required side yard on a corner lot. No off-street parking area or drive is allowed to be closer than five (5) feet from any side or rear lot line.