

12.26-7 TCO TOWN CENTER OVERLAY DISTRICT (3/2/10)

(a) Primary Purpose and Characteristics

The TCO Town Center Overlay District is intended to provide for the orderly and attractive grouping of residential and business uses in the style of a downtown or main street in Town Center locations in the unincorporated area of Kenosha County. Such sites shall be consistent with an overall plan prepared for the selected "downtown area" and designated areas shall be served by a full range of urban services appropriate for an intense mixed-use shopping/customer service and dense residential area that allows retail/office uses on the ground floor and residential uses above. The uses intended for this District may provide a high level of public services including public sewer and water facilities and safety services such as police and fire protection within easy access, thus requiring review of plans and specifications to assure that adequate public services are provided to the range of businesses permitted. All new structures and uses and changes or additions to existing structures and uses shall be in compliance with the site plan review requirements of this ordinance (See Section 12.08-2).

Before designating the TCO- Town Center Overlay District area, an overall development plan shall be prepared designating the extent of the development and providing an overall development plan showing the location of businesses, traffic circulation and parking areas and other amenities (such as parks, arcades, and landscaping) and showing proposed building styles and architecture. Specific "Design Guidelines" shall be required to be prepared for each TCO Town Center Overlay District area. Said "Design Guidelines" shall be considered a part of the overall development plan for the TCO District. Said "Design Guidelines" shall be approved by the Kenosha Department of Planning and Development, and adopted as an Ordinance by the local unit of government in which the specific TCO District is located. Said "Design Guidelines" shall specifically address and set forth standards for: on-site landscaping, off-street parking landscaping, bufferyard landscaping, outdoor lighting, minimum lot areas, maximum residential density, loading and access requirements, architectural design standards including exterior building materials, outdoor display and outdoor sales requirements, and other areas of design concern of the local unit of government in which the TCO District is located.

It is recognized that it is neither possible nor practicable to list all of the principal and accessory uses that are compatible with those listed below and therefore it is intended that the following list of principal and accessory uses only be illustrative. Any individual aggrieved by a failure to list a particular principal or accessory use in this subsection shall have the right to file a petition with the Kenosha County Department of Planning and Development pursuant to section 12.35 of this ordinance for a determination as to the similarity of the intended use with the principal and accessory uses listed below.

(b) Principal Uses

- 1 Any principal use permitted in the B-1 Neighborhood Business District, B-2 Community Business District or B-3 Highway Business District.

(c) Accessory Uses

- 1 Garages for the storage of vehicles used in conjunction with the operation of the business and/or residential tenants
- 2 Off-street parking and loading where possible
- 3 Residential quarters located in the same building as the business.

- 4 Small wind energy system
 - 5 Solar energy system
- (d) Conditional Uses (see also section 12.29-8)
- 1 Automotive body repair
 - 2 Automotive sales, service and repairs including related towing
 - 3 Car washes
 - 4 Farmers and Crafters markets
 - 5 Gasoline service stations
 - 6 Marine sales and service
 - 7 Multi-Family Residential Development as provided for in the adopted overall development plan for the district.
 - 8 Restaurants, bars or taverns with outdoor dining, entertainment or recreation (i.e. volleyball, horseshoes, etc.).
 - 9 Utility substations
- (e) Lot Area and Width
- 1 Individual businesses served by public sanitary sewage facilities shall provide a minimum lot area as provided in the adopted overall development plan for the district.
 - 2 Multi-family residential projects in the TCO- Town Center Overlay District shall not exceed 17 dwelling units per net acre for market housing or 22 units per acre for housing for the elderly.
- (f) Building Height and Area
- 1 No building or parts of building shall exceed 35 feet in height.
 - 2 No maximum or minimum building area shall be required in the TCO Town Center Overlay District due to the variety of uses within the District and the diverse building demands of each user.
 - 3 Multi-family units permitted in the TCO Town Center Overlay District shall provide a minimum of:
 - a. 500 square feet for an efficiency apartment.
 - b. 700 square feet per unit for a one-bedroom apartment.
 - c. 1,000 square feet per unit for a two bedroom or larger apartment.
- (g) Yards
- 1 Street yard – not less than 5 feet from the right-of-way of all Federal, State Trunk or County Trunk highways and all other roads. NOTE: The ground between the building and the right-of-way shall be hard surfaced for a pedestrian way or area.
 - 2 Shore yard - not less than 75 feet from the ordinary high water mark of any navigable water.
 - 3 Side yard – No side yard is required when the overall development plan provides for buildings to abut one another. When a side yard is provided, there shall be at least 15 feet between buildings.
 - 4 Rear yard - not less than 25 feet.
- (h) Authorized Sanitary Sewer Systems
- 1 Public sanitary sewer