

**D. BUSINESS DISTRICTS**

**12.22-1 B-1 NEIGHBORHOOD BUSINESS DISTRICT**

(a) Primary Purpose and Characteristics

The B-1 Neighborhood Business District is intended to provide for existing and proposed retail establishments that are located within primarily residential areas and intended to serve the convenience needs of the surrounding neighborhood. To ensure that such uses shall have a character, appearance, and operation compatible with the residential areas they serve, the size of such individual establishment shall be limited. 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). (8/6/02)

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 (8/6/02)

- 1 Bakeries
- 2 Barber shops, beauty shops and salons
- 3 Bicycle Shops
- 4 Bookstores
- 5 Cafe / Coffee shops
- 6 Computer sales and repair shops
- 7 Bars / Taverns and wine taps (without outdoor dining, entertainment or recreation)  
(i.e., volleyball, horseshoes, etc.)
- 8 variety stores
- 9 Drug stores
- 10 Dry cleaning and laundry establishments
- 11 Flower shops
- 12 Grocery stores and convenience stores
- 13 Hardware stores
- 14 Hobby, craft, toy and game shops
- 15 Liquor stores
- 16 Professional offices
- 17 Record and prerecorded tape stores
- 18 Restaurants (not including fast food and drive-ins)
- 19 Shoe repair stores

(c) Accessory Uses

- 1 Garages for the storage of vehicles used in conjunction with the operation of the business
- 2 Off-street parking and loading
- 3 Residential quarters for the owner, proprietor, commercial tenant, employee or caretaker located in the same building as the business.

- 4 Small wind energy system
  - 5 Solar energy systems
- (d) Conditional Uses (see also section 12.29-8) (8/6/02)
- 1 Flea Markets
  - 2 Fueling stations
  - 3 Utility substations
- (e) Lot Area and Width
- 1 Individual businesses served by public sanitary sewage facilities shall provide a minimum lot area of 10,000 square feet and a minimum lot frontage of 75 feet in width.
  - 2 Individual businesses served by on-site soil absorption sewage disposal systems or other approved private means of sewage disposal, shall provide a minimum lot area of 40,000 square feet and a minimum lot frontage of 150 feet in width.
- (f) Building Height and Area
- 1 No building or parts of a building shall exceed 35 feet in height.
  - 2 Buildings which are individual retail stores shall not exceed 2500 square feet in area and customer service establishments or offices shall not exceed 1500 square feet in area
- (g) Yards
- 1 Street yard - not less than 65 feet from the right-of-way of all Federal, State Trunk or County Trunk highways; and not less than 30 feet from the right-of-way of all other roads. (8/6/02)
  - 2 Shore yard - not less than 75 feet from the ordinary high water mark of any navigable water. (11/5/86)
  - 3 Side yard - not less than 15 feet in width on each side of all structures.
  - 4 Rear yard - not less than 25 feet.
- (h) Authorized Sanitary Sewer Systems
- 1 Public sanitary sewer
  - 2 On-site sewage disposal absorption system
  - 3 Holding tank on lots of record created prior to July 1, 1980