

12.22-2 B-2 COMMUNITY BUSINESS DISTRICT

(a) Primary Purpose and Characteristics

The B-2 Community Business District is intended to provide for the orderly development of business activities, such as retail stores, office buildings and services in the center of communities and settlements throughout Kenosha County. These "downtown" areas should be developed in a manner that would contribute to their role as the center of the community. 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

- 1 Any principal use permitted in the B-1 Neighborhood Business District.
- 2 Antique and secondhand stores (excluding pawnshops)
- 3 Appliance and furniture stores without related warehousing
- 4 Automotive and marine supply stores Bowling alleys
- 5 Building supply stores
- 6 Cafe / Coffee shops
- 7 Camera and photographic supply stores
- 8 Carpet and flooring stores
- 9 Caterers
- 10 Christmas tree sales
- 11 Civic, Social and Fraternal Associations
- 12 Clinics
- 13 Clothing, apparel and footwear stores
- 14 Commercial recreational facilities (indoor) such as bowling alleys, skating rinks, athletic clubs, tennis and handball courts, swimming pools
- 15 Delicatessens
- 16 Department stores
- 17 Essential services
- 18 Financial Institutions
- 19 Funeral homes
- 20 Gift stores
- 21 Hotels and Motels
- 22 Jewelry stores
- 23 Limited Adult Media Stores, as provided in section 12.22-6 (3/16/04)
- 24 Meat and fish markets
- 25 Music stores
- 26 Nightclubs and dance halls
- 27 Office supply stores
- 28 Optical stores

- 29 Paint, glass and wallpaper stores
- 30 Parking lots (off-site)
- 31 Personal service establishments
- 32 Pet shops
- 33 Photocopying and Duplicating Services
- 34 Physical fitness facilities
- 35 Racquet ball and tennis courts (indoor)
- 36 Radio-T.V. broadcast studios
- 37 Restaurants, including fast food and drive-in restaurants and associated micro-brewery
- 38 Sign and banner shops
- 39 Sporting goods stores
- 40 Supermarkets
- 41 Theaters
- 42 Tobacco shops
- 43 Upholstery shops

(c) Accessory Uses

- 1 Garages for storage of vehicles used in conjunction with the operation of the business
- 2 Off-street parking and loading areas
- 3 Residential quarters for the owner or proprietor, or rental apartments on a non-ground floor level, provided that there shall be a minimum floor area of 300 square feet for an efficiency or one bedroom apartment, 500 square feet for a two bedroom or larger apartment. There shall be no more than two (2) rental apartments per parcel above a B-2 district store or office. (8/6/02)
- 4 Small wind energy system
- 5 Solar energy systems

(d) Conditional Uses (see also section 12.29-8) (8/6/02)

- 1 Animal hospitals, shelters and kennels and veterinary services
- 2 Automotive sales, service, and mechanical repairs
- 3 Boat Launches
- 4 Bus depots
- 5 Car washes
- 6 Commercial recreational facilities (outdoor)
- 7 Flea Markets
- 8 Fueling stations
- 9 Railroad depots
- 10 Tattoo and Body Piercing establishments
- 11 Utility substations
- 12 Restaurants, bars or taverns with outdoor dining, recreation, entertainment (i.e., volleyball, horseshoes, etc.)

(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 frontage of 75 feet in width
- 2 Individual businesses served by on-site soil absorption sewage disposal system or other approved private means of sewage disposal, shall provide a minimum lot area of 40,000 square feet and a minimum frontage of 150 feet in width

- (f) Building Height
 - 1 No building or parts of a building shall exceed 35 feet in height, and
 - 2 No maximum or minimum building area shall be required in the B-2 District due to the variety of uses within the District and the diverse building demands of each user.

- (g) Yards (8/6/02)
 - 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 10 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 soil absorption disposal system
 - 3 Holding tank on lots of record created prior to July 1, 1980