

### **12.22-3 B-3 HIGHWAY BUSINESS DISTRICT**

(a) Primary Purpose and Characteristics

The B-3 Highway Business District is intended to provide for the orderly and attractive grouping and appropriate business location along principal highway routes as defined in this ordinance of those businesses and customer services which are logically related to and dependent upon highway traffic and which are specifically designed to serve the needs of such traffic and businesses which generate a high volume of vehicle traffic with a corresponding demand for large parking areas. The uses intended for this District typically do not rely upon an interchange of customers with each other as do uses in the B-4 District and furthermore tend to locate in strip fashion along the highway thereby impeding traffic flow thereon with numerous access points and therefore requiring review of plans and specifications to regulate highway access and to encourage properly planned site layout and development for such individual businesses. 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 (3/16/04)

- 1 Any principal use permitted in the B-1 Neighborhood Business District, B-2 Community Business District or B-4 Planned Business District
- 2 Adult establishments, as provided in section 12.22-6
- 3 Appliance and furniture stores with related warehousing
- 4 Garden supply stores
- 5 Gunsmith shop

(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 Arenas and stadiums
- 2 Automotive body repair
- 3 Automotive and marine sales, service and repairs including related towing
- 4 Car washes
- 5 Concrete and asphalt batch plants temporarily located on a parcel
- 6 Convenient Cash Businesses

- 7 Drive-in theater
  - 8 Flea markets
  - 9 Fueling stations
  - 10 Indoor Shooting Ranges
  - 11 Self-storage Facilities
  - 12 Pawnshops
  - 13 Recreational vehicle, motor home, farm implement or similar large size vehicle or equipment sales involving extensive outdoor display and storage
  - 14 Restaurants, bars or taverns with outdoor dining, entertainment or recreation (i.e., volleyball, horseshoes, etc.)
  - 15 Tattoo and body piercing establishments
  - 16 Truck stops, sales and service
  - 17 Utility substations
  - 18 Large wind energy system
- (e) Lot Area and Width (3/16/04)
- 1 Individual businesses served by either public sanitary sewage facilities or 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 No maximum or minimum building area shall be required in the B-3 District due to the variety of uses within the District and the diverse building demands on each user.
- (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