

## **12.22-8 B-94 INTERSTATE HIGHWAY 94 SPECIAL USE BUSINESS DISTRICT (3/2/10)**

### **(a) Primary Purpose and Characteristics**

The B-94 Interstate Highway Business District is intended to provide for the orderly and attractive grouping of appropriate businesses along Interstate Highway 94 at a density where a full range of urban services is available for an intense office, retail, and customer service area 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 and dense development. The uses intended for this District may provide for taller buildings requiring a high level of public services including public sewer and water facilities and safety services such as police and fire protection within easy access. The B-94 Interstate Highway 94 Special Use Business District boundaries shall be limited to lands located within 1,000 feet of the Right-Of-Way and adjacent to Interstate Highway 94 (I-94), or within 1,000 feet of the Right-Of-Way and adjacent to the frontage roads of I-94. 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).

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. Corporate Headquarters
2. Hotels, conference and convention centers
3. Financial Institutions
4. Professional Offices

### **(c) Accessory Uses**

- 1 Bakeries
- 2 Barber shops and beauty shops
- 3 Bookstores
- 4 Camera and photographic supply stores
- 5 Caterers
- 6 Clinics
- 7 Clothing and apparel stores
- 8 Delicatessens
- 9 Dime stores and variety stores
- 10 Drug Stores
- 11 Dry cleaning and laundry establishments
- 12 Florists
- 13 Garages for the storage of vehicles used in conjunction with the operation of the business
- 14 Gift stores
- 15 Hobby and craft shops

- 16 Indoor recreation such as bowling alleys, skating rinks, athletic & health clubs, tennis, racquetball and handball courts, swimming pools
  - 17 Jewelry stores
  - 18 Liquor stores
  - 19 Music stores
  - 20 Nightclubs and dance halls
  - 21 Off-street parking and loading
  - 22 Optical stores
  - 23 Restaurants, Bars and Taverns (without live entertainment)
  - 24 Small wind energy system
  - 25 Solar energy system
  - 26 Sporting goods stores
  - 27 Theaters
  - 28 Tobacco shops
- (d) Conditional Uses (see also section 12.29-8)
- 1. Outdoor dining, entertainment or recreation (i.e., volleyball, horseshoes, swimming pools etc.).
  - 2. Utility substations
  - 3. Large wind energy system
  - 4. Parking structures
- (e) Lot Area and Width
- 1 Individual businesses served by public sanitary sewage facilities shall provide a minimum lot area of 2.5 acres and a minimum lot frontage of 150 feet in width.
  - 2 Required minimum open space of 35 percent, or if the local municipality has a more restrictive standard.
    - a. In the calculation of open space areas, the following shall be excluded: public or private street right-of-way, and railroad and utility rights-of-way.
- (f) Building Height and Area
- 1 Hotel, banks, and office buildings in the B-94 business district may not exceed a total height of 100 feet including any architectural roof features.
  - 2 No maximum or minimum building area shall be required in the B-94 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.
  - 2 Shore yard - not less than 75 feet from the ordinary high water mark of any navigable water. (11/5/86)
  - 3 Side yard and rear yard - not less than 15 feet in width on each side of all structures 35 feet or less in height, and not less than 30 feet in width on each side of all structures greater than 35 in height but less than 75 feet in height, and not less than 40 feet in width on each side of all structures 75 feet or greater in height.
- (h) Authorized Sanitary Sewer Systems

1 Public sanitary sewer