

ZONING ORDINANCE FOR THE CITY OF RICHLAND CENTER

CHAPTER 407

SPECIFIC REGULATIONS AFFECTING LANDS IN A "C-G" GENERAL BUSINESS DISTRICT

407.01 APPLICABILITY OF CHAPTER 400 TO A "C-G" GENERAL BUSINESS DISTRICT. All of the provisions of Chapter 400 of the Zoning Ordinance of the City of Richland Center apply to lands in a "C-G" General Business District except where the provisions of this Chapter are inconsistent with the provisions of Chapter 400, in which case the provisions of this Chapter shall be deemed controlling.

407.02 PERMITTED USES IN A "C-G" GENERAL BUSINESS DISTRICT. The following uses are permitted in a "C-G" District:

- (1) The following residential uses:
 - (a) Duplex dwellings [**Amended by Ord 1993-15**]
 - (b) Small multi-family residences containing three (3) or four (4) dwelling units.
 - (c) Dwelling units which are located in and which share a building with a permitted retail sales and/or service business, including professional offices, or a conditional use for which a conditional use permit has been issued.
 - (d) Condominiums in which the units are designed and used for residential purposes or for those commercial uses which are permitted uses in this district.
 - (e) Boarding House.

- (2) Municipal buildings of the City of Richland Center, and governmental offices of the United States, the State of Wisconsin, Richland County or any agency thereof, where the use conducted is generally for offices.

- (3) Universities, colleges and vocational schools.

- (4) The following retail sales and service businesses:
 1. Antique or gift shop.
 3. Appliance store.
 2. Art and school supply store.
 4. Art studio or gallery.
 5. Auto parts store.
 6. Bakery goods sales and baking of goods for retail sales on premises.
 7. Bank, saving & loan institution or credit union.
 8. Barber shop and/or beauty parlor.
 9. Bed and Breakfast.

10. Bicycle sales and repair.
11. Book, office supply and/or stationery store.
12. Business offices, including professional practitioner's offices.
13. Candy, ice cream, popcorn, nuts, frozen dessert and/or soft drink shop but not of the drive-in type.
14. Camera and photographic supply and processing store.
15. Diaper or hand laundry service provided not more than ten (10) persons are employed.
16. Delicatessen and/or dairy store.
17. Department store.
18. Drug store.
19. Dry cleaning and laundry pickup stations including incidental pressing and repair.
20. Dry goods store.
21. Five and ten store.
22. Florist, but not including greenhouse or outside beds for growing flowers.
23. Furniture store.
24. Garden supply store, provided it is conducted entirely within an enclosed structure.
25. Gift or novelty store.
26. Grocery, meat, fruit or vegetable store.
27. Hardware store.
28. Hobby store including handicraft classes not to exceed ten (10) students.
29. Interior decorating studio.
30. Jewelry sales and repair store.
31. Laundromat of the self-service type.
32. Library.
33. Liquor store, provided the same is licensed to deal in alcohol beverages by the City of Richland Center or other appropriate municipality.
34. Locksmith.
35. Meat market but not including meat processing plant or locker plant.
36. Medical, dental, chiropractic and similar clinics, for human care.
37. Motels, motor hotels and hotels, provided the site shall contain not less than six hundred (600) square feet of area per unit.
38. Museums, art institutes, galleries, and playhouses.
39. Newspaper publishing office.
40. Office Building.
41. Optical and jewelry manufacturing provided the operation is not located within the front twenty (20) feet of the first floor.
42. Photographic supplies and processing of film and prints.
43. Picture framing.
44. Physical culture and health club or spa, dance studio or martial arts school.
45. Pipe and tobacco shop.

46. Post office or private parcel service.
47. Printing shop.
48. Professional offices.
49. Radio and television repair.
50. Record, tape, disk and/or music shop.
51. Restaurant, cafe or tea room, but not including a drive-in restaurant where customers are served in their vehicles.
52. Rugs and floor covering sales.
53. Seat cover, upholstery and/or drapery shop.
54. Shoe store and/or shoe repair establishment.
55. Small appliance repair shop.
56. Sporting goods store.
57. Supperclub, nightclub or restaurant which is licensed to serve alcohol beverages by the City of Richland Center, but not including fraternal lodges, veterans organizations, private clubs or similar non-profit organizations, their meeting halls or clubhouses.
58. Variety store.
59. Wearing apparel store or shop and similar uses.
60. Wholesale office and showroom.
61. Funeral Homes [**Added by Ord 2010-12**]

407.03 ACCESSORY USES IN A "C-G" GENERAL BUSINESS DISTRICT. No accessory structure or use of land shall be permitted in a "C-G" District except for one or more of the following:

- (1) Private garages, off-street parking and loading spaces as regulated by the provisions of this Ordinance.
- (2) Decorative landscape features.
- (3) Public telephone booths.
- (4) On-premises signs as regulated by this Zoning Ordinance or by any other ordinance or Chapter dealing with the regulation of signs.
- (5) Any incidental repair or processing necessary to conduct a permitted principal use, provided such incidental repair or processing shall not exceed thirty per cent (30%) of the floor space of the principal building.
- (6) Buildings temporarily located for purposes of construction on the premises for a period not to exceed the time normally required for completion of such construction or similar construction.

(7) A parking canopy may not be used as an accessory building nor shall a parking canopy be placed for any other purpose on a lot in a C-G zoning district. [Added by Ord 2017-5]

(8) A portable garage may not be used as an accessory building nor shall a portable garage be placed for any other purpose on a lot in a C-G zoning district. [Added by Ord 2017-5]

407.04 CONDITIONAL USES IN A "C-G" GENERAL BUSINESS DISTRICT. Within any "C-G" General Business District no structure or land shall be used for any of the following uses except with a Conditional Use Permit:

- (1) Animal hospital or clinic.
- (2) Animal boarding kennel.
- (3) Armory.
- (4) Auto Repair garage or facility.
- (5) Automobile or other vehicles of transportation sales whether new or used units.
- (6) Billiard or pool rooms, including video game and electronic game arcades.
- (7) Boat and marine sales, whether new or used units.
- (8) Bowling alley.
- (9) Bus terminal.
- (10) Business, trade or vocational school when conducted entirely within a building.
- (11) Car wash.
- (12) Commercial greenhouse, provided all outside storage is fenced in such a manner so as to screen the stored material from view when observed from the public street.
- (13) Convention hall or convention center.
- (14) Dance hall or teen club.
- (15) Day care center, provided that the facility is licensed by the Wisconsin Dept. of Health & Social Services.
- (16) Drive-in restaurant serving customers in their vehicles.
- (17) Drive-in theater.
- (18) Electrical service, heating, plumbing, appliances, upholstery or air conditioning service shop.
- (19) Fraternal lodges, veterans organizations, private clubs or similar non-profit organizations, and their meeting halls or clubhouses.
- (20) Lumber or building material yards, provided they are conducted entirely within an enclosed structure, which if a fence may be eight (8) feet in height when not abutting land located in an "R" District or land in a residential use.
- (21) Motor fuel stations, subject to all other regulations of this Zoning Ordinance.
- (22) Open sales lot or open storage.
- (23) Outdoor amusement facility.
- (24) Pet shop, provided the operation shall not include the boarding of pets on the site, the maintaining of pens or cages outside of the building or operating so as to cause an offensive odor or noise.
- (25) Skating rink.

- (26) Sports arena.
- (27) Stadium.
- (28) Stone or monument dealership.
- (29) Television and radio stations and/or transmitting towers.
- (30) Similar uses, provided the structure in which the use is carried out shall not be located within one hundred (100) feet of any "R" District.
- (31) Accessory structures other than accessory structures specifically permitted in this district.
- (32) Essential service structures, including but not limited to such uses as telephone exchange stations, booster or pressure sub-stations, lift stations, elevated tanks and electric power sub-stations.
- (33) Self Storage warehouse or mini warehouse in which retail sales are not permitted
[Added by Ord 2000-15]
- (34) Cabinet/Countertop shop **[Added by Ord 2001-14]** NOTE: number error: shown as (33) in ordinance
- (35) Community Based Residential Facility. **[Added by Ord 2008-1]**
- (36) Hospitals affording care to humans. **[Added by Ord 2008-1]**
- (37) Medical clinics affording care to humans. **[Added by Ord 2008-1]**
- (38) Residential Care Apartment Complexes. **[Added by Ord 2008-1]**
- (39) Storage warehouse. **[Added by Ord 2008-1]**
- (40) Distribution warehouse. **[Added by Ord 2008-1]**
- (41) Crematory, provided the crematory is smokeless and odorless. **[Added by Ord 2010-7]**
- (42) Indoor shooting range, the use of which is limited to air rifles, shoulder arms firing .22 rimfire cartridges and handguns utilizing cartridges not exceeding .45 ACP. **[Added by Ord 2010-9]**
- (43) Placement of a shipping container in a C-G General Business zoning district is a conditional use which shall require a conditional use permit and may only be an accessory use to a primary use on the property. Such accessory use permit which may place limitations on the location on the lot and/or the duration of such placement.
[Amended by Ord 2017-5]
- (44) Mobile service facilities and mobile service support structures. **[Added by Ord 2017-5]**

407.05 BUILDING HEIGHT, LOT WIDTH AND YARD REQUIREMENTS IN A "C-G" DISTRICT.

(1) BUILDING HEIGHT: No structure or building shall exceed a height of forty-five (45) feet or three stories in height except as provided in paragraph 400.09 (2) of this Zoning Ordinance.

(2) SIDE YARD: A side yard abutting a street shall not be less than fifteen (15) feet in width. There shall be an aggregate side yard for every building of not less than fifteen (15) feet and no single side yard less than seven (7) feet. Side yards adjacent to residential lots shall be

twelve (12) feet plus one (1) additional foot for each story of any building on the commercial lot in excess of two (2) stories.

(3) SET BACK FROM STREET: The nearest point of any structure to any street right-of-way line shall be set back not less than fifteen (15) feet from the right-of-way line of any public street.

(4) TRAFFIC VISIBILITY TRIANGLE: No fences, structures, trees, bushes, other plantings or other objects other than lawn grass, sidewalks or city utility system components or street signs, traffic signs or other signs installed by the city shall be permitted, placed or maintained within any area of a lot or boulevard abutting intersecting streets within the triangular area described as follows:

A triangle, the sides of which are determined by measuring to points 33 feet along the curb lines of each of the two intersecting streets from the point of intersection of the lines of the two curbs, and the base of which is a line connecting such two points. The measurement of a curb line shall be made at the top edge of the curb where the back of the concrete curb meets the boulevard. For purposes of such measurement, where the area of the curb intersection is rounded or set back to enable handicapped access to the sidewalks, the curb lines shall be extended to the point where the extended lines intersect. Where there is no curb installed, the measurement shall be made along the edge or edges of the paved street roadway(s) closest to the lot line of the abutting property. **[From 400.04 (7)(a)]**

In the case of any lot or subdivision abutting a state trunk highway, the setback and traffic visibility requirements set forth in the Wisconsin Statutes and/or Wisconsin Administrative Code shall apply, provided that such requirements require a traffic visibility triangle not smaller than required above.

(5) REAR YARD: There shall be a minimum rear yard depth of twenty (20) feet for a one (1) story building and twenty-five (25) feet for a building having two (2) stories or more.

(6) LOT WIDTH: No lot shall have a frontage of less than fifty (50) feet in width.

(7) DISTANCE OF DETACHED ACCESSORY BUILDINGS FROM LOT LINES: No detached accessory structure shall be located closer than the following distances from the indicated lot lines of the lot or parcel upon which it is erected:

(a) No portion of the foundation or wall shall be located less than three feet (3') from the rear lot line, and no portion of the building (including any part of the roof, eaves or eaves trough) shall be located less than one and one-half (1.5) feet from the rear lot line.

(b) Where the entire accessory building is located within a rear yard, no portion of the

foundation or wall shall be located less than three feet (3') from the side lot line, and no portion of the building (including any part of the roof, eaves or eaves trough) shall be located less than one and one-half (1.5) feet from the side lot line.

(c) Where any portion of such accessory building is located in a side yard, no portion of the foundation or wall shall be located less than eight feet (8') from the side lot line, and no portion of the building (including any part of the roof, eaves or eaves trough) shall be located less than six and one-half (6.5) feet from the side lot line.

(d) Notwithstanding the foregoing, where such side or rear lot line abuts a street, the accessory building shall be subject to the same setback requirements from such street as apply to a primary structure.

(e) Additional limitations on detached accessory buildings set forth in sec. 400.04 (5) are applicable in this district.