

Chapter 336. Zoning

Article III. Zoning Districts and Zoning Map

§ 336-59. B-1 District.

[Amended 10-14-2025 by Ord. No. 10.2025]

- A. Purpose. The purpose of the B-1 District is to provide for a variety of highway-oriented commercial land uses at lower land use densities on lots directly abutting town roads and highways.
- B. Uses. See § 336-52C for permitted uses, conditional uses, and accessory uses in the B-1 District.
- C. Dimensional standards.

Lot Standards — B-1 District		
Lot	Minimum area	None
	Minimum frontage	66 ft.
	Minimum width	66 ft.
	Minimum preserved open space	40% of lot
Building and Structure Standards — B-1 District		
Principal structure	Minimum floor area	None
	Maximum height	35 ft. [a]
Accessory structures	Maximum area, all buildings combined	None
	Maximum height	35 ft. [a]
	Maximum number of accessory buildings	None
Minimum Setbacks — B-1 District		
All structures [b]	Street yard	50 ft. from right-of-way [c]
	Secondary street yard	50 ft. from right-of-way [c]
	Side yard	20 ft.
	Rear yard	20 ft.
	Shore yard	75 ft.

[a] See § 336-27, Modifications, of this chapter for exceptions.

[b] Detached accessory structures are prohibited in the street yard.

[c] As per § Trans. 233.08(2)(a), Wis. Adm. Code, the street yard setback is 110 feet of the center line of a state trunk highway or connecting highway or 50 feet of the nearer right-of-way line of a state trunk highway or connecting highway, whichever is furthest from the center line.

- D. Parking. Parking in the B-1 District shall conform to the requirements of Article VIII, Traffic, Access, Loading and Parking.
- E. Site plan review. Development and redevelopment in the B-1 District shall comply with the requirements of Article IX, Site Plan Review.
- F. Landscaping. Development and redevelopment in the B-1 District shall comply with the requirements of Article X, Landscaping Requirements.

Uses	Zoning Districts													
	A-1	A-2	R-1	R-2	R-3	R-4	B-1	B-2	M-1	M-2	M-3	Q-1	I-1	P-1
Adult-oriented establishments as defined in the Town of Polk adult-oriented establishments ordinance, but only upon receipt of a license issued thereunder							P							
Alcohol and tobacco sales							P							
Animal care, including shelters, veterinary offices, commercial kennels, and the like	P	P					P							
Art galleries	C	C					P	P						
Artisan shops							P	C						
Bakery, employing more than 12 persons on the premises							P							
Bakery, employing not more than 12 persons on the premises								P						
Bed-and-breakfast establishments	C	C												
Boutique retail							P	P						
Business services and professional services							P	P						
Clothing							P	P						
Clubs							P							
Coffee, tea, juice, smoothie, and similar such shops								P						

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	A-1	A-2	R-1	R-2	R-3	R-4	B-1	B-2	M-1	M-2	M-3	Q-1	I-1	P-1
Commercial contractors and similar such uses							P	P						
Confectionaries								P						
Convenience stores							P	C						
Dining							P	P						
Dining, drive-in							P	C						
Discount retail							P							
Drinking establishments							P	P						
Finance							P	P						
Fine arts and performing arts venues	C	C					P							
Foodstuff and consumables							P	P						
Gardening and floral, excluding commercial greenhouses							P	C						
Ice cream, frozen custard, yogurt, and similar such shops	P	P						P						
Incubator, commercial							C	C						
Live/work units							C	C	C					
Mixed commercial/residential uses located within a principal structure								C						
Mobile food establishment							P							
Off-street parking and vehicle display							P							

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	A-1	A-2	R-1	R-2	R-3	R-4	B-1	B-2	M-1	M-2	M-3	Q-1	I-1	P-1
Public gatherings, rallies, assemblies, or festivals, at which attendance is greater than 500 persons for a one-day event and greater than 250 persons for a two-day or more event	C	C					C							C
Reception venue	C	C												
Retreat center or informal learning center	C	C												
Sales, service, and repair: boats and personal watercraft							P		C					
Sales, service, and repair: "Category L" two- and three-wheeled vehicles, ATVs and UTVs, snowmobiles, and the like							P		C					
Sales, service, and repair: "Category M" light duty vehicles (passenger vehicles)							P		C					
Sales, service, and repair: "Category N" heavy duty vehicles (trucks, buses, coaches, tractor-trailer units, and the like)									C	P				
Sales, service, and repair: "Category T" implements of husbandry							C		P	C				
Specialty retail							P	P						

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Animal care, including shelters, veterinary offices, commercial kennels, and the like	P	P					P							
Art galleries	C	C					P	P						
Artisan shops							P	C						
Bakery, employing more than 12 persons on the premises							P							
Bakery, employing not more than 12 persons on the premises								P						
Bed-and-breakfast establishments	C	C												
Boutique retail							P	P						
Business services and professional services							P	P						
Clothing							P	P						
Clubs							P							
Coffee, tea, juice, smoothie, and similar such shops								P						

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Sales, service, and repair: "Category T" implements of husbandry							C		P	C				
Specialty retail							P	P						