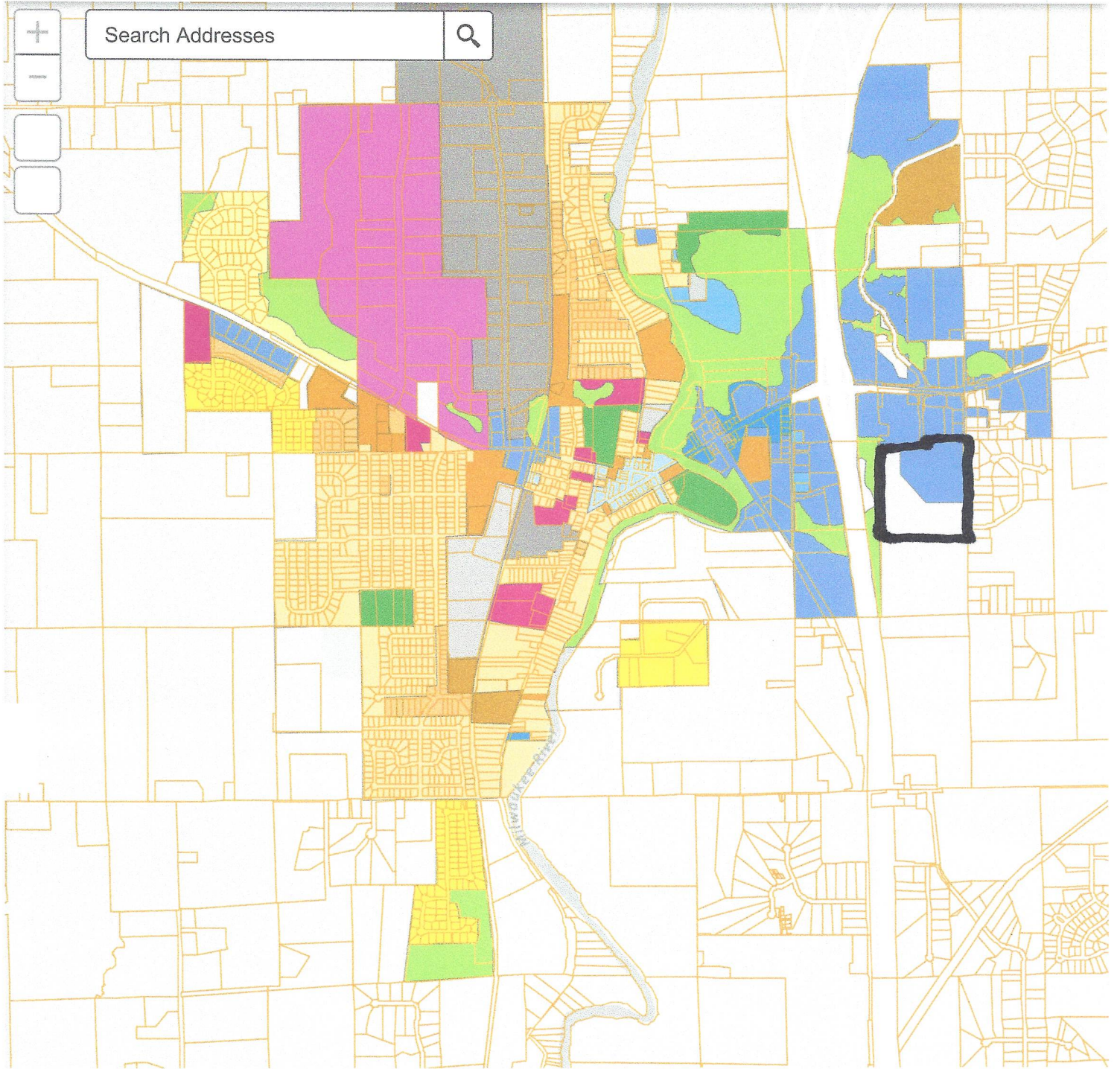


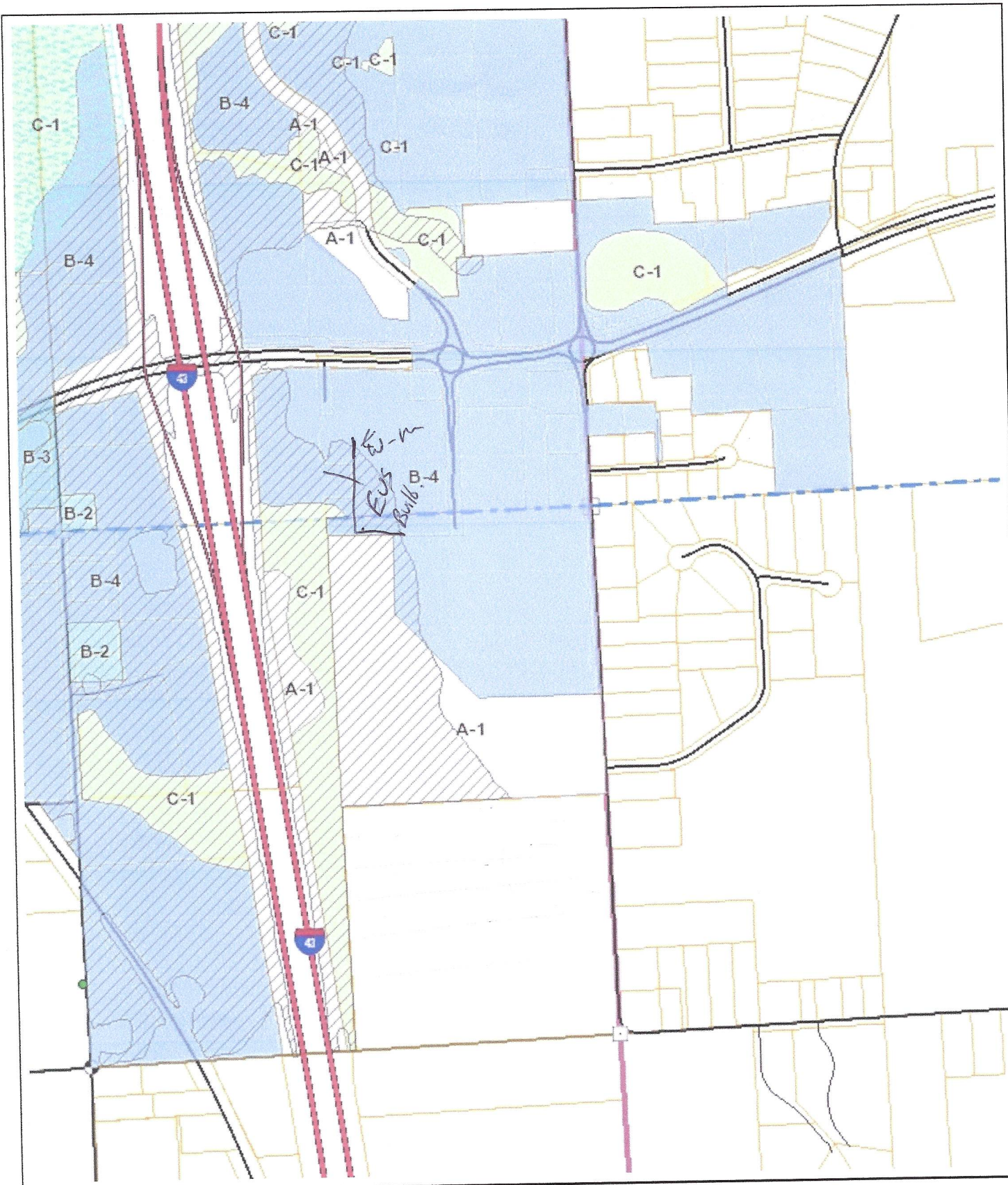


Quick View: Village of Saukville Zoning Map



0.4mi

-87.859 43.401 Degrees



Ozaukee County GIS

DISCLAIMER: Ozaukee County does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 667'



Ozaukee County

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Print Date: 12/3/2018

Village of Saukville, WI
Tuesday, August 27, 2019

Chapter 205. Zoning

Article IV. Zoning Districts

§ 205-40. B-4 Highway Shopping Center Business District.

The B-4 Highway Business District is intended to provide for the orderly and attractive grouping at appropriate locations along principal highway routes of those businesses and customer services which are logically related to and dependent upon highway traffic or which are specifically designed to serve the need of such traffic.

A. Permitted uses.

- (1) Any use permitted in the B-2 Business District.
- (2) Automotive, marine, and aircraft sales and service.
- (3) Banks, savings and loan, and other financial institutions, including drive-in facilities.
- (4) Bowling alleys.
- (5) Building supply stores; excluding lumberyards.
- (6) Commercial day-care centers.
- (7) Convenience food store.
- (8) Equipment and motor vehicle rental facilities.
[Amended 4-6-2015 by Ord. No. 762]
- (9) Indoor tennis and racquetball courts and physical fitness centers.
- (10) Garden centers.
- (11) Hotels and motels.
- (12) Photography and art studios.
- (13) Restaurants, including drive-in and drive-through restaurants.
[Amended 5-7-2019 by Ord. No. 793]

B. Permitted accessory uses.

- (1) Garages used for storage of vehicles used in conjunction with the operation of the business.
- (2) Off-street parking and loading area.
- (3) Satellite dish antennas up to two feet in diameter located in the rear yard.

- (4) Roof-mounted solar collectors which do not detract from the appearance of the structure, provided that the location of the collector is approved by the Plan Commission.
- (5) Canopies or facilities permanently fixed or anchored to the ground and used for the pick-up or return of supplies or equipment in conjunction with the operation of a permitted use.
[Added 8-31-2017 by Ord. No. 778]

C. Prohibited uses.

- (1) Resale retail operations, secondhand stores, pawn shops or any retail establishment with a majority of trade or business involving refurbished or used merchandise.

D. Conditional uses.

- (1) See §§ **205-55B, C**, and D, 205-57 and 205-62.

E. Lot area and width. Lots shall have a minimum area of 20,000 square feet and shall be not less than 90 feet in width.

F. Building heights and area. No principal building or parts of a principal building shall exceed 35 feet in height. No accessory building shall exceed 15 feet in height.

G. Setback and yards.

- (1) There shall be a minimum building setback of 35 feet from the right-of-way of all streets.
- (2) There shall be a side yard on each side of all buildings of not less than 20 feet.
- (3) There shall be a rear yard of not less than 25 feet.

H. Erosion control. See Article **XII**.

- I. Plans and specifications to be submitted to the Plan Commission. To encourage a business environment that is compatible with the residential character of the Village, building permits for permitted uses in the B-4 Business District shall not be issued without review and approval of the Village of Saukville Plan Commission in accordance with the guidelines set forth in § **205-96** of this chapter. Said review and approval shall be concerned with general layout, building plans, ingress, egress, parking, landscaping, and open space utilization.

Village of Saukville, WI
Tuesday, August 27, 2019

Chapter 205. Zoning

Article IV. Zoning Districts

These uses included in B-4
~~§ 205-38. B-2 Retail Shopping Center Business District.~~

The B-2 Retail Shopping Center Business District is intended to provide for the orderly and attractive grouping at appropriate locations of businesses offering a wide range of retail products and services. Shopping centers are characterized by the provision of ample customer and employee off-street parking and provide greater setbacks than businesses in the Central Business District. The character, appearance, and operation of a shopping center should be compatible with surrounding residential areas.

A. Permitted uses.

- (1) Appliance stores.
- (2) Art galleries.
- (3) Bakeries.
- (4) Banks, savings and loan associations, and other financial institutions.
- (5) Barbershops.
- (6) Beauty shops.
- (7) Book or stationery stores.
- (8) Business offices.
- (9) Camera and photographic supply stores.
- (10) Clinics.
- (11) Clothing stores.
- (12) Confectioneries, soda fountains, and ice cream stores.
- (13) Delicatessens.
- (14) Department stores.
- (15) Drugstores.
- (16) Electronic equipment sales, service, and repair.
- (17) Florists.

- (18) Furniture stores.
- (19) Furriers and fur apparel.
- (20) Gift stores.
- (21) Grocery stores and specialty food stores.
- (22) Hardware stores.
- (23) Hobby and craft shops.
- (24) Insurance sales offices.
- (25) Interior decorators.
- (26) Jewelry stores.
- (27) Law offices.
- (28) Music stores.
- (29) Newspaper and magazine stores.
- (30) Office supplies and business machine stores.
- (31) Optical stores.
- (32) Packaged beverage stores.
- (33) Paint, glass, and wallpaper stores.
- (34) Parking lots and structures.
- (35) Physical fitness centers.
- (36) Plumbing and heating supplies.
- (37) Professional offices.
- (38) Public utility offices.
- (39) Publishing houses.
- (40) Radio and television broadcast studios, not including transmitting towers.
- (41) Real estate sales offices.
- (42) Restaurants, except drive-in restaurants.
- (43) Laundry and dry-cleaning establishments.
- (44) Shoe stores and leather goods stores.
- (45) Soda fountains and ice cream stores.
- (46) Sporting goods stores.
- (47) Tailor or dressmaking shop.

- (48) Taverns and cocktail lounges.
 - (49) Theaters.
 - (50) Tobacco stores.
 - (51) Travel agency.
 - (52) Variety stores.
 - (53) Videotape sales and rental.
- B. Permitted accessory uses.
- (1) Garages used for storage of vehicles used in conjunction with the operation of the business.
 - (2) Off-street parking and loading area.
 - (3) Satellite dish antennas up to two feet in diameter located in the rear yard.
 - (4) Roof-mounted solar collectors which do not detract from the appearance of the structure, provided that the location of the collector is approved by the Plan Commission.
- C. Prohibited uses.
- (1) Resale retail operations, secondhand stores, pawn shops or any retail establishment with a majority of trade or business involving refurbished or used merchandise.
- D. Conditional uses.
- (1) See §§ **205-55B, C**, and D, 205-57 and 205-62.
- E. Lot area and width.
- (1) Shopping centers shall contain a minimum area of four acres and shall be not less than 200 feet in width.
 - (2) Individual business sites in the B-2 Business District shall provide sufficient area for the principal building and its accessory buildings, off-street parking and loading areas, and required yards. There is no minimum required site width.
- F. Building height and area.
- (1) No principal building or parts of a principal building shall exceed 35 feet in height. No accessory building shall exceed 15 feet in height.
- G. Setback and yards.
- (1) There shall be a minimum building setback of 35 feet from the right-of-way of all streets.
 - (2) There shall be a side yard on each side of all buildings of not less than 35 feet.
 - (3) There shall be a rear yard of not less than 35 feet.
- H. Erosion control. See Article **XII**.
- I. Plans and specifications to be submitted to the Plan Commission. To encourage a business environment that is compatible with the residential character of the Village, building permits for permitted uses in the B-2 Business District shall not be issued without review and approval of the Village of Saukville Plan Commission in accordance with the guidelines set forth in § **205-96** of

this chapter. Said review and approval shall be concerned with general layout, building plans, ingress, egress, parking, landscaping, and open space utilization