
Sec. 46-176. Established; enumeration; boundaries; vacation; annexation.

- (a) For the purpose of this chapter, the village is divided into the following zoning districts designated as follows:
- (1) A-1 agricultural holding/district.
 - (2) RSE-1 single-family residential estate district.
 - (3) RS-1 single-family residential district.
 - (4) RS-2 single-family residential district.
 - (5) RS-3 single-family residential district.
 - (6) RS-4 single-family residential district.
 - (7) RS-5 single-family residential district.
 - (8) RD-1 two-family residential district.
 - (9) RD-2 two-family residential district.
 - (10) RM-1 multiple-family residential district.
 - (11) RM-2 multiple-family residential district.
 - (12) RM-3 condominium multiple-family residential district.
 - (13) B-1 neighborhood business district.
 - (14) B-2 community business district.
 - (15) B-3 central business/mixed-use district.
 - (16) B-4 limited business and light industrial planned development district.
 - (17) B-5 light industrial planned development district.
 - (18) M-1 limited manufacturing and wholesale business district.
 - (19) M-2 general manufacturing district.
 - (20) Q-1 quarrying/extractive district.
 - (21) I-1 institutional district.
 - (22) P-1 park and recreation district.
 - (23) C-1 lowland conservancy district.
 - (24) FWO floodway overlay district (See article X).
 - (25) FFO floodplain fringe overlay district (See article X).
 - (26) UCO upland conservancy overlay district.
 - (27) PUD planned unit development overlay district.
- (b) Boundaries of the districts listed in subsection (a) of this section are hereby established as shown on the map entitled, "Zoning Map for the Village of Hartland, Waukesha County, Wisconsin," and the floodplain maps referenced in section 46-1071(b), which accompany and are made a part of this chapter. Such boundaries, except the conservancy and floodplain districts, shall be construed to follow: corporate limits; U.S. public land survey lines; lot or property lines; centerlines of streets, highways, alleys, easements and railroad rights-of-way or such lines extended; unless otherwise noted on the zoning map. The boundaries of the FWO floodway overlay district and FFO floodplain fringe overlay district are determined by the floodplain limits

shown on the Village of Hartland zoning map and the maps referenced in section 46-1071(b). The boundaries of the C-1 lowland conservancy district and UCO upland conservancy overlay district are shown on the Village of Hartland zoning map and are determined in accordance with sections 46-696(b) and 46-781(b), respectively. All notations and references shown on the zoning map are as much a part of this chapter as though specifically described herein. This chapter hereby incorporates any future changes or any later zoning maps that may be adopted by ordinance of the village board.

- (c) Vacation of public streets and alleys shall cause the land vacated to be automatically placed in the same district as the abutting side to which the vacated land reverts.
- (d) Annexations to or consolidations with the village subsequent to the effective date of the ordinance from which this chapter is derived shall be placed in the A-1 agricultural/holding district, unless the annexation ordinance temporarily places the land in another district. Within one year, the plan commission shall evaluate and recommend a permanent classification to the village board. Annexations or consolidations containing floodplain shall be placed in the following districts:
 - (1) All floodways and unnumbered A Zones shall be placed in the FWO floodway overlay district.
 - (2) All other floodplains shall be placed in the FFO floodplain fringe overlay district.

DIVISION 15. B-2 COMMUNITY BUSINESS DISTRICT¹

¹Cross reference(s)—Businesses, ch. 22.

Sec. 46-466. Intent.

The B-2 business district is intended to provide for the orderly and attractive grouping at appropriate locations of retail stores, shops, offices and service establishments, including hotel and motel facilities, serving the daily needs of the surrounding community. This type of district is usually located at or near the intersections of two arterial streets or highways, but is separated from the traditional central business district and designed for the convenience of weekly or monthly one-stop shopping, and includes such amenities as increased open space and ample off-street parking and loading areas and architectural screening or landscaping.

(Ord. No. 881-23 , 7-24-2023)

Sec. 46-467. Permitted uses.

Permitted uses in the B-2 district are as follows:

- (1) All uses permitted in the B-1 business district.
- (2) Appliance stores.
- (3) Bicycle stores.
- (4) Bookstores.
- (5) Bowling/pool establishments.
- (6) Camera and photographic supply stores.
- (7) Caterers.
- (8) Clock/watch shops.
- (9) Crockery stores.
- (10) Department stores.
- (11) Dry goods and general merchandise stores.
- (12) Electrical supply stores.
- (13) Food lockers.
- (14) Furniture stores.
- (15) Furniture upholstery shops.
- (16) Furriers and fur apparel.
- (17) Heating supply stores.
- (18) Indoor theaters.
- (19) Jewelry stores.
- (20) Medical and dental clinics.
- (21) Music and musical instrument stores.
- (22) Natatoriums.
- (23) Newspaper and magazine stores.
- (24) Office supply and equipment stores.
- (25) Optical goods stores.

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- (26) Pet shops.
 - (27) Pet grooming.
 - (28) Plumbing supply stores.
 - (29) Shoe stores.
 - (30) Professional offices.
 - (31) Quick printing shops.
 - (32) Radio broadcasting studios.
 - (33) Roller skating establishments.
 - (34) Theaters.
 - (35) Variety stores.

Sec. 46-468. Permitted accessory uses.

Permitted accessory uses in the B-2 district are as follows:

- (1) Essential services and public street rights-of-way.
- (2) Garages for storage of vehicles used in conjunction with the operation of a business.
- (3) Off-street parking areas.
- (4) Ground-mounted and building-mounted earth station dish antennas.

Sec. 46-469. Conditional uses. (See article IV of this chapter.)

Conditional uses in the district are as follows:

- (1) All B-1 neighborhood business district conditional uses.
- (2) Automotive sales and service.
- (3) Automotive body repair.
- (4) Game arcades.
- (5) Utility substations, municipal wells, lift/pumping stations, water towers and communication towers.
- (6) Wind energy conversion systems.
- (7) Commercial day care centers licensed and/or regulated by the state.
- (8) Temporary uses.
- (9) Hotels and motels in accordance with division 29 of this article provided a planned unit development overlay district is approved for same and a detailed development agreement is entered into pursuant to section 46-801 through section 46-809.

(Ord. No. 881-23 , 7-24-2023)

Sec. 46-470. Lot area and width. (See also section 46-926.)

The initial B-2 zoning requires a minimum of five acres in area and shall not be less than 300 feet in width. After the initial property has been zoned B-2 community business district, it may be platted into smaller parcels but shall be no smaller than 20,000 square feet in area and have at least 100 feet of width and frontage.

Sec. 46-471. Building height and area. (See also section 46-926.)

Building height and area regulations for the B-2 district are as follows:

- (1) No building or parts of a building shall exceed 45 feet in height.
- (2) No individual store or shop shall have a total floor area of less than 450 square feet.
- (3) The sum total of the first floor area of all principal and all accessory uses shall not exceed 30 percent of the total lot area.

Sec. 46-472. Yards. (See also section 46-926.)

Yard regulations in the district shall be as follows:

- (1) *Rear yard:* A minimum of 25 feet.
- (2) *Side yard:* A minimum on each side of all buildings of ten feet.
- (3) *Street yard:* A minimum of 30 feet from the right-of-way line of all public streets.
- (4) *Shore yard:* See section 46-16.

Sec. 46-473. Erosion control, stormwater management and illicit discharges.

See chapter 76 of the Municipal Code of the Village of Hartland.

Sec. 46-474. Plan commission review required.

To encourage a business use environment that is compatible with the community character of the village, building permits for permitted uses in B-2 business districts shall not be issued without review and approval of the plan commission. Said review and approval shall be concerned with, but not limited to, the proposed plan of operation, general layout, building plans, lighting, signage, ingress, egress, parking, landscaping and open space utilization in accordance with sections 46-16, 46-100 and 46-101.

Secs. 46-475—46-490. Reserved.