

B-1 Local Business District

Zoning district for retail businesses and services – CH. 10 - Zoning 10.11

Permitted Uses 10.11(2)

- Retail sales or service businesses (non-automotive)
- Outdoor sales events (2 events/year)
- Incidental enclosed storage of items or materials
- Medical, dental and veterinary clinics
- Banks, offices and office buildings
- Private clubs or organizations
- Theaters and auditoriums
- Schools and educational facilities
- Recreational facilities (not lighted)
- Rental or lease of boat slips
- Utility services
- Crematoriums

Conditional Uses: 10.11(3)

- Residential Uses (limited)
- Mobile home parks (see ordinance)
- Buildings with more than 4 stories
- Motels and hotels
- Hospitals
- Nursing homes
- Convalescent centers
- Extended care facilities
- Conference and convention centers
- Governmental uses
- Recreational facilities (lighted)
- Outdoor sales events other than those previously permitted

Setbacks and Height requirements 10.11

Front setback for all structures from highway centerline / right-of-way line (whichever is greater)

In rural areas

State or Fed. Hwy: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum

In urban areas: 5 feet minimum

Maximum Height:

6 stories or 75 feet

Side yard:

Buildings with 2 or less stories: 10 feet minimum

3 stories or more w/o windows: 10 feet minimum

3 stories or more w/ windows: 10 ft & 5 ft per story over second story minimum

Rear yard:

Buildings with 2 or less stories: 10 feet minimum

3 stories or more w/o windows: 10 feet minimum

3 stories or more w/ windows: 10 ft & 5 ft per story over second story minimum

Minimum Lot Width & Area: 10.11(5)

Business lots: None

Multifamily lots: 60 feet

Private sewer: 5,000 sq. feet per apartment

Public sewer: 2,000 to 2,250 sq. feet per apartment

Lot Coverage 10.11(5)

60% maximum

Livestock 10.16(1)

Not Permitted

C-2 Commercial District

Zoning district for commercial land uses – CH. 10-Zoning 10.14

Permitted Uses 10.14(1)

- All uses permitted in the LC-1 Limited Commercial District
- All uses permitted in the C-1 Commercial District
- Retail and service uses
- Major repairs to motor vehicles
- Sales or leasing of new and used motor vehicles
- Sales of new and used mobile homes
- Recreational equipment rental, sale and service
- Repairs, storage, sales, rental, or leasing of new and used contractor's machinery and equipment
- Bulk fuel storage
- Sales and storage of lumber and building material
- Truck and bus terminals
- Auxiliary or supplemental electric generating stations
- Fertilizer mixing or blending plants
- Slaughterhouses, meat processing plants
- Bottling plants
- Storage, repair and maintenance of carnival, concession and circus machinery and equipment
- Automobile and truck driver training schools
- Construction equipment operator training schools
- Parking or storing of motor vehicles
- Storage or processing of scrap or waste materials (inside a building)
- Warehouses and mini-warehouses
- Outdoor games (not lighted)
- Adult book stores

Conditional Uses: 10.14(2)

- Outdoor amusement parks or other entertainment activity (permanent/temporary).
- Movie theaters, outdoor theaters
- Drive-in establishments
- Automobile race tracks
- Snowmobile race tracks and courses
- All-terrain vehicle race tracks and courses
- Motorcycle race tracks
- Mineral extraction
- Solid waste disposal operations
- Sanitary landfill sites
- Auto laundries and car washes
- Taverns
- Residence for a watchman or caretaker
- Communication towers
- Dog and cat boarding kennels, grooming and training facilities
- Governmental uses
- Agricultural uses
- Outdoor lighted games.
- Religious uses
- Motels and hotels
- Storage of explosive materials

Setbacks and Height requirements: 10.14

Front setback for all structures from highway centerline / right-of-way line (whichever is greater)

State or Fed. Hwy: 100/42 feet

County Highway: 75/42 feet

Town Road: 63/30 feet

Subdivision streets platted prior to DCCO: 20 feet

All other streets: 30 feet

Height:

50 feet, excluding tanks, storage bins, silos and towers

Side yard:

Buildings with 2 or less stories: 10 feet

3 stories or more w/o windows: 10 feet

3 stories or more w/ windows: 10 ft plus 5 ft per story over second story

Rear yard:

10 Feet minimum

Minimum Lot Width & Area: 10.11(5)

None

Lot Coverage 10.11(5)

60% maximum

LC-1 Limited Commercial District

Zoning district intended for small scale businesses
CH. 10-Zoning, Section 10.

Purpose of the Limited Commercial District 10.111(1)

- The Limited Commercial Zoning district is intended for small commercial uses that may need to locate in predominantly rural areas due to their often large service areas, and their need for larger lot sizes. In appearance and operation, such uses are often similar to agricultural uses and therefore are more suited to a rural area.
- Such uses include, but are not limited to: Contractor businesses; transportation businesses; building trade businesses; and landscaping operations.
- Limited Commercial uses are typically characterized by: Outdoor stockpiles of materials; storage and maintenance of large construction or transportation equipment; early morning activity; and large utilitarian buildings often with metal siding.
- Limited Commercial uses do not create high traffic volume, have no retail sales, and have limited outdoor lighting and signage.

Permitted Uses 10.111(2)

- Office uses (limited to 6 on-site employees)
- Incidental parking for employees
- Indoor storage
- Incidental indoor maintenance
- Outdoor storage of up to 12 total vehicles and pieces of construction equipment
- Utility Services

Conditional Uses 10.111(3)

- Outdoor storage
- Single family residences for a caretaker or owner of the business
- Light Industrial (see definition below)
- Limited Rural Businesses (see definition below)
- Storage of more than 12 total vehicles and pieces of construction equipment

Setbacks, Height , and Size requirements 10.111(6-10)

Front setback for all structures from highway centerline / right-of-way line (whichever is greater)

State or Federal Highway: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum

Height: 2 ½ stories or 35 feet maximum

Side Yards:

10 feet minimum each side

Rear Yards:

Commercial buildings: 10 feet minimum

single-family residences: 25 feet minimum

residential accessory buildings: 10 feet minimum

Maximum Size of Commercial Buildings:

10,000 square feet

Lot Width & Area: 10.111(6)

Area: 20,000 square feet minimum,
5 acres maximum

Lot Width: 100 feet minimum

LC-1 Limited Commercial District

Zoning district intended for small scale businesses
CH. 10-Zoning, Section 10.111

Lot Coverage 10.11(7)

Maximum 35% of all buildings on property

Definitions and General Notes for LC-1 Limited Commercial District 10.01, 10.111

DEFINITIONS:

- **Incidental indoor maintenance 10.01(27g):** Maintenance and repair of equipment and vehicles owned and operated by a principal business on the premises, and not as a service to others. All maintenance activities must take place within an enclosed building.
- **Indoor storage 10.01(27h):** Uses that are primarily oriented to the receiving, holding and shipping of materials for a single business. Such uses are not for retail sales, storage of personal belongings of others, or warehousing of materials for others. With the exception of loading facilities, such uses are contained entirely within an enclosed building.
- **Light industrial 10.01(30f):** The processing, manufacturing, compounding, assembly, packaging, treatment or fabrication of materials and products, from previously processed or previously manufactured materials. All operations (with the exception of loading operations): (a) are conducted entirely within an enclosed building; (b) are not potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line; (c) do not pose a significant safety hazard (such as danger of explosion); (d) include no retail sales.
- **Limited rural business 10.01(30g):** May include any use permitted in the A-B, B-1, C-1 or C-2 zoning districts if it is located exclusively in building(s) in existence prior to April 30, 2005, maintains, restores or enhances the existing exterior character of the building(s), employs no more than 4 non-family employees, and does not conflict with the overall purposes of the LC-1 district. "Family" has the meaning set forth in section 10.01(23)
- **Office 10.01(40m):** An exclusive indoor land use whose primary function is the handling of information or administrative services. Such uses do not typically provide services directly to customers on a walk-in or on-appointment basis.
- **Outdoor storage 10.01(40t):** Uses primarily oriented to the receiving, holding and shipping of materials for a single business. Such a use, in which any activity beyond loading and parking is located outdoors, is considered an outdoor storage use. Such uses do not include junk or other materials typically associated with a junkyard, salvage recycling center or solid waste recycling center, as defined in this ordinance. Outdoor storage of materials is not permitted within the building setback area described in s. 10.17.

NOTES:

- The total number of vehicles and pieces of construction equipment shall not exceed 12, unless authorized by a Conditional Use Permit.
- Construction equipment, vehicles, or materials shall not be stored between the building setback line and the front lot line.
- Off-street parking shall be provided as required in Section 10.18 of the Dane County Code of Ordinances (DCCO).
- Screening must be provided and maintained on lots adjacent to an R- Residential district, RH- Rural Homes district, or A-2 Agriculture district. Screening typically requires landscaping consisting of either a planted evergreen screen at least 6 feet wide and initially planted with 4-foot tall evergreen shrubs to ultimately form a continuous hedge at least 5 feet in height and maintained with healthy shrubs; or a solid 6-8 feet tall decorative wall or fence without any signs and consistent with Section 10.16(7) DCCO.
- **LC-1 Contractor Businesses:** Typical contractor businesses permitted in the LC-1 district include, but are not limited to, landscaping, electrical contractors, plumbing contractors, and heating/ventilating/air conditioning (HVAC) contractors.
- **Alternative Commercial Zoning:** Contractor businesses other than general, mechanical and landscaping contractor businesses may need C-1 Commercial or, more commonly, C-2 Commercial zoning. Both C-1 and C-2 zoning do not limit the number of items of construction equipment. C-2 accommodates outside parking or storing of motor vehicles (Section 10.14(1)(q) DCCO), while C-1 does not.

Livestock 10.16(1)

Not Permitted