

## **12.22-4 B-4 PLANNED BUSINESS DISTRICT**

### **(a) Primary Purpose and Characteristics**

The B-4 Planned Business District is intended to provide for the orderly and attractive grouping at appropriate locations of retail stores, shops, offices, and customer service establishments in a "shopping center" or "mall" setting on a single parcel of land and intended to serve the larger community or regional area. The size and location of such districts shall be based upon evidence of justifiable community need, of adequate customer potential, of satisfactory relationship to the circulation system and other related facilities, and of potential contribution to the economic welfare of the community. All new structures and uses and changes or additions to existing structures and uses shall be in compliance with the site plan review requirements of this ordinance (See Section 12.08-2). (8/6/02)

It is recognized that it is neither possible nor practicable to list all of the principal and accessory uses that are compatible with those listed below and therefore, it is intended that the following list of principal and accessory uses only be illustrative. Any individual aggrieved by a failure to list a particular principal or accessory use in this subsection shall have the right to file a petition with the Kenosha County Department of Planning and Development pursuant to section 12.35 of this ordinance for a determination as to the similarity of the intended use with the principal and accessory uses listed below.

### **(b) Principal Uses (8/6/02)**

Any principal use allowed in the B-1 Neighborhood Business District, B-2 Community Business District or B-3 Highway Business District.

### **(c) Accessory Uses**

- 1 Garages for storage of vehicles used in conjunction with the operation of the business
- 2 Off-street parking and loading areas
- 3 Small wind energy system
- 4 Solar energy system

### **(d) Conditional Uses (see also section 12.29-8) (8/6/02)**

- 1 Flea Markets
- 2 Fueling stations
- 3 Utility substations
- 4 Large wind energy system

### **(e) Lot Area and Width**

- 1 Groupings of shops and businesses in the B-4 Business District shall provide a minimum area of two (2) acres and a minimum frontage of 200 feet in width.
- 2 Individual shops within a grouping shall provide an area sufficient to accommodate the principal and all accessory structures, off-street parking and loading areas, the disposal of sanitary waste if a public sanitary sewage system is not available and the required yards.

### **(f) Building Height and Area**

- 1 No building or parts of a building shall exceed 60 feet in height.
- 2 No maximum or minimum building area shall be required in the B-4 District due to the variety of uses within the District and the diverse building demands of each user.

(g) Yards

- 1 Street yard - not less than 65 feet from the right-of-way of all Federal, State Trunk or County Trunk highways; and not less than 30 feet from the right-of-way of all other roads. (8/6/02)
- 2 Shore yard - not less than 75 feet from the ordinary high water mark of any navigable water. (11/5/86)
- 3 Side yard - not closer than 45 feet to any other lot line.
- 4 Rear yard - not closer than 45 feet to any other lot line.

(h) Authorized Sanitary Sewer System

- 1 Public sanitary sewer
- 2 On-site sewage disposal absorption system
- 3 Holding tanks on lots of record created prior to July 1, 1980