

12.22-5 B-5 WHOLESALE TRADE AND WAREHOUSING DISTRICT (8/9/94)

(a) Primary Purpose and Characteristics

The B-5 Wholesale Trade and Warehousing District is intended to provide for the orderly and attractive grouping at appropriate locations of commercial activities of a wholesale nature, bulk sales, and for the storage of goods and wares. The size and location of such districts shall be based upon relationships to the total community need and economy. 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 Office of Planning and Zoning Administration 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

1 Wholesale and bulk sales, and warehousing of the following products, provided that no outdoor storage is permitted:

- a. Air conditioning, refrigerated equipment, and supplies.
- b. Apparel, footwear and accessories.
- c. Appliances, furniture and home furnishings.
- d. Automobile equipment.
- e. Beer, wine, and distilled alcoholic beverages.
- f. Commercial and industrial machinery, equipment, and supplies.
- g. Confectionery.
- h. Drugs and pharmaceuticals
- i. Electronics
- j. Food and Groceries (dairy products, fish and seafood, fruit and vegetables, meat and meat products not including slaughtering and outdoor confinement)
- k. Hardware.
- l. Household goods.
- m. Lumber and construction materials.
- n. Metals and minerals.
- o. Paint and varnishes.
- p. Paper and paper products.
- q. Plumbing and heating equipment and supplies.
- r. Professional equipment and supplies.
- s. Service establishment equipment and supplies
- t. Textiles and fabrics
- u. Tires and tubes.
- v. Tobacco and tobacco products.
- w. Transportation equipment and supplies.

2 Mail order distribution centers

3 Printing and publishing houses.

4 Refrigerated warehousing.

- (c) Accessory Uses
 - 1 Garages for storage of vehicles used in conjunction with the operation of a business.
 - 2 Off-street parking and loading.
 - 3 Office areas customary to the operation of the business.
 - 4 Small wind energy system
 - 5 Solar energy system

- (d) Conditional Uses (See also Section 12.29-8) (8/6/02)
 - 1 Animal hospitals, shelters, veterinary services, and kennels accessory to a veterinarian or animal hospital.
 - 2 Automotive sales, service and repairs including related towing.
 - 3 Construction services including building contractors; carpentering; wood flooring; concrete services; landscaping, lawn care, tree trimming and plowing services; masonry, stonework, tile setting, and plastering services; roofing, siding and sheet metal services; septic tank installers; window installers; and water well drilling services.
 - 4 Freight terminals, yards, freight forwarding services, packing and crating services and related equipment storage and maintenance facilities.
 - 5 Fuel oil, bottled gas, and ice dealers.
 - 6 Fueling stations, automobile servicing and repair.
 - 7 Indoor shooting ranges
 - 8 Laboratories for testing, research, and experimental purposes.
 - 9 Large wind energy system
 - 10 Millwork, lumber yards, saw mills, and planing mills.
 - 11 Petroleum stations and terminals
 - 12 Self-storage facilities.
 - 13 Water storage tanks and towers, radio and television transmitting and receiving towers, and microwave relay stations.

- (e) Lot Area and Width
 - 1 Individual wholesale and warehousing establishments served by public sanitary sewer facilities shall provide a minimum lot area of 10,000 square feet and a minimum frontage of 75 feet in width.
 - 2 Individual wholesale and warehousing establishments served by on-site soil absorption sewage disposal systems or other approved private means of sewage disposal shall provide a minimum lot area of 40,000 square feet and a minimum frontage of 150 feet in width.

- (f) Building Height and Area
 - 1 No building and parts of a building shall exceed 35 feet in height.
 - 2 No maximum or minimum building area shall be required in the B-5 District due to the variety of uses within the District and the diverse building demands of each user.

- (g) Reserved for future use

- (h) 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.
- 3 Side yard - not closer than 25 feet to any other lot line.
- 4 Rear yard - not closer than 25 feet to any other lot line.