

B-1, B-2, B-4 Permitted Accessory Uses*

- Garages used for storage of business vehicles
- Off-street parking and loading areas
- Residential quarters for the owner or caretaker; only one such dwelling unit on an industrial site
- Ground-mounted and building-mounted earth station dish and terrestrial antennas
- Solar collectors

*Additional restrictions apply. Refer to Section 17.0312, 17.0313 and 17.0315.

B-3 Permitted Accessory Uses*

- Garages used for storage of business vehicles
- Cafeterias, Delicatessens and Restaurants located within principal building
- Off-street parking and loading areas
- Residential quarters for the owner or caretaker; only one such dwelling unit on an industrial site
- Ground-mounted and building-mounted earth station dish and terrestrial antennas
- Solar collectors

*Additional restrictions apply. Refer to Section 17.0314.

Business Districts

Summary of Zoning Requirements

The information in this brochure is a summary of the information found in Section 17.0317 of the Municipal Code. It is not intended to be all inclusive. Other sections of the Municipal Code may be applicable to your property.

More information is available from the departments listed below.

City of Oak Creek

Department of Community Development
8640 S. Howell Avenue
Oak Creek, WI 53154

414-768-6527
Fax: 414-768-9587
www.oakcreekwi.org



INFORMATION AT-A-GLANCE

REQUIREMENT	B-1	B-2	B-3	B-4
Minimum Lot Area (sq ft)	Lots shall provide sufficient area and width for principal and accessory structures, parking, loading areas and required setbacks		10,000	30,000
Minimum Lot Width (ft)			75	150
Minimum Corner Lot Width (ft)			85	--
Principal Building				
Minimum Front Setback from Street Right-of-Way (ft)	25	25	25	25
Minimum Rear Setback (ft)	20	25	25	25
Minimum Side Setback (ft)	15 ^a	20	20	15
Maximum Building Floor Area (sq ft)	5,000	10,000 office 60,000 other	--	--
Maximum Principal Building Height (ft)	35	45	55	50
Accessory Building				
Minimum Side & Rear Setback (ft)	5/10 ^b	5/10 ^b	5/10 ^b	5/10 ^b
Maximum Accessory Building Height (ft)	17	17	17	17
Total Floor Area of all Buildings as Percentage of Lot Area	40%	40%	--	40%

- a. May be increased by City Engineer to accommodate required grading.
- b. If property abuts a residential district, side or rear setbacks for principal buildings in abutting residential district may apply. In no case shall it be less than 10 feet.

Business District Zoning

B-1 LOCAL BUSINESS DISTRICT

The B-1 Local Business District is intended to provide for individual or small groups of retail and customer service establishments serving primarily the convenience of the local neighborhood, and for which the character, appearance, and operation are compatible with the character of the surrounding area.

Permitted Uses

The following are permitted uses, provided that there is no outdoor storage of merchandise:

Bakeries* ■ Barber Shops ■ Banks, Savings & Loans, Financial Institutions ■ Beauty Shops ■ Book or Stationery Stores ■ Business Offices ■ Camera and Photo Supply Stores ■ Clothing Stores ■ Confectioneries and Ice Cream Stores ■ Convenience Food Store ■ Delicatessens ■ Drug Stores ■ Florists ■ Essential Services ■ Furriers and Fur Apparel ■ Gift Stores ■ Hobby and Craft Shops ■ Insurance Sales ■ Jewelry Stores ■ Medical / Dental Clinics ■ Messenger Services ■ Law Offices ■ Liquor Stores ■ Music Stores ■ Newspaper/Magazine Stores ■ Office Supplies/Business Machine Stores ■ Optical Stores ■ Pet Stores and Pet Grooming ■ Plumbing and Heating Supplies ■ Professional Offices ■ Real Estate Sales Offices ■ Restaurants— no drive-ins* ■ Self Service Laundry & Dry-cleaning Establishments ■ Shoe Stores and Leather Goods Stores ■ Soda Fountains ■ Sporting Goods Stores ■ Stock Brokers and Securities Dealers ■ Tailor or Dressmaking Shops ■ Tobacco ■ Travel Agency ■ Variety Stores ■ Video Sales/Rental

Conditional Uses*

■ Drive-in and Drive-through facilities ■ Funeral Homes ■ Gasoline Service Stations ■ Group Day Care Centers ■ Temporary Uses ■ Solar Energy Collectors ■ Utility Substations, Municipal Wells, Pumping Stations and Towers

*Additional restrictions apply. Refer to Section 17.0312.

B-2 COMMUNITY BUSINESS DISTRICT

The B-2 Community Business District is intended to provide for the orderly and attractive grouping at appropriate locations of businesses offering a wider range of retail products and services than are provided in B-1 Local Business Districts. The character, appearance, and operation of any business in the district should be compatible with any surrounding areas.

Permitted Uses

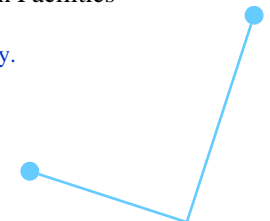
The following are permitted uses, provided that there is no outdoor storage of merchandise:

Any use permitted in the B-1 Local Business District
Antique and Collectors Stores ■ Art Galleries ■ Art Supply Stores ■ Catering Services ■ Clubs, Fraternities, & Sororities ■ Coin/Philatelic Stores, Currency exchanges ■ Dog Training Facilities* ■ Electronic Equipment Sales/Service/Repair ■ Fish Markets ■ Fruit Stores. ■ Interior Decorators, Janitorial Supplies/Services ■ Laundries & Dry-cleaners* ■ Meat Markets ■ Neighborhood Food Store ■ Paint, Glass, Wallpaper Stores ■ Photo and Art Studios ■ Physical Fitness Centers ■ Printing Services* ■ Public Utility Offices ■ Radio and TV Studios* ■ Taverns and Cocktail Lounges ■ Testing Laboratories, Upholstering ■ Vegetable Stores.

Conditional Uses*

■ Any conditional use permitted in the B-1 Local Business District
■ Any permitted use with a building area in excess of 60,000 square feet
■ Outdoor Display of Retail Merchandise
■ Public Passenger Transportation Terminals
■ Commercial Recreation Facilities

*Additional restrictions apply.
Refer to Section 17.0313.



B-3 OFFICE & PROFESSIONAL BUSINESS DISTRICT

The B-3 Community Business District is intended to provide for individual or groups of buildings limited to office, professional, and special service uses where the office use would be compatible with other adjacent uses.

Permitted Uses

Administrative/Public Service Offices ■ Professional Offices ■ Barber and Beauty Shops ■ Studios ■ Banks, savings and loan, and other financial institutions ■ Group Day Care Centers* ■ Interior Decorators ■ Medical and Dental Clinics, ■ Real Estate and insurance offices ■ Video Productions

Conditional Uses*

- Drive-through Financial Institutions
- Group Day Care Centers with Outdoor Activity Areas
- Public Passenger Transportation Terminals
- Radio and TV Broadcast Stations and Studios
- Solar Energy Collectors
- Utility Substations, Municipal Wells, Pumping Stations, and Towers

*Additional restrictions apply. Refer to Section 17.0314.

B-4 HIGHWAY BUSINESS DISTRICT

The B-4 Highway Business District is intended to provide for the orderly and attractive grouping at appropriate locations along federal, state and county 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.

Permitted Uses

- Any use permitted in the B-2 Community Business District. ■ Appliance Stores ■ Bowling Alleys ■ Building Supply Stores* ■ Department Stores ■ Equipment Rental* ■ Funeral Homes ■ Grocery Stores ■ Furniture Stores ■ Indoor Tennis/Racquetball Courts , Physical Fitness Centers and Health Clubs ■ Garden Centers ■ Hardware Stores ■ Hotels And Motels ■ Mail-Order Service Stores ■ Restaurants - including Drive-ins ■ Theaters and Other Amusement Places ■ Utility Offices ■ Automotive Parts & Accessories*

Conditional Uses*

- Any conditional use permitted in the B-2 Community Business District
- Animal Hospitals
- Broadcast Studios
- Car Washes
- Contractor's Offices and Shops
- Lumber and Millwork Yards, Saw & Planning Mills
- Radio and TV Transmission Towers
- Receiving Towers
- Relay and Microwave Towers
- Sales and Service: Auto, motorcycle, recreational, marine, and aircraft

*Additional restrictions apply. Refer to Section 17.0315.