

# ZONING ORDINANCE FOR THE CITY OF RICHLAND CENTER

## CHAPTER 408

### SPECIFIC REGULATIONS AFFECTING LANDS IN A "C-DT" CENTRAL [DOWNTOWN] BUSINESS DISTRICT

**408.01 APPLICABILITY OF CHAPTER 400 TO A "C-DT" CENTRAL BUSINESS DISTRICT.** All of the provisions of Chapter 400 of the Zoning Ordinance of the City of Richland Center apply to lands in a "C-DT" Central Business District except where the provisions of this Chapter are inconsistent with the provisions of Chapter 400, in which case the provisions of this Chapter shall be deemed controlling.

**408.02 PERMITTED USES IN A "C-DT" CENTRAL BUSINESS DISTRICT.** The following uses are permitted in a "C-DT" District:

**(1) Permitted Residential Uses:** The following residential uses:

(a) One or more single-family residential units, provided such residential units are located entirely upon floors above the first or street level floor of the structure. [Amended by Ord 1994-2]

**(2) Permitted Governmental Uses:** Municipal buildings of the City of Richland Center, and governmental offices of the United States, the State of Wisconsin, Richland County or any agency thereof, where the use conducted is generally for offices. [Amended by Ord 1994-2]

**(3) Permitted Commercial Uses:** The following retail sales and service businesses: [Ord 1994-2]

**(4)** The following retail sales and service businesses:

1. Antique or gift shop.
3. Appliance store.
2. Art and school supply store.
4. Art studio or gallery.
5. Auto parts store.
6. Bakery goods sales and baking of goods for retail sales on premises.
7. Bank, saving & loan institution or credit union.
8. Barber shop and/or beauty parlor.
9. Bed and Breakfast.
10. Bicycle sales and repair.
11. Book, office supply and/or stationery store.
12. Business offices, including professional practitioner's offices.

13. Candy, ice cream, popcorn, nuts, frozen dessert and/or soft drink shop but not of the drive-in type.
14. Camera and photographic supply and processing store.
15. Diaper or hand laundry service provided not more than ten (10) persons are employed.
16. Delicatessen and/or dairy store.
17. Department store.
18. Drug store.
19. Dry cleaning and laundry pickup stations including incidental pressing and repair.
20. Dry goods store.
21. Five and ten store.
22. Florist, but not including greenhouse or outside beds for growing flowers.
23. Furniture store.
24. Garden supply store, provided it is conducted entirely within an enclosed structure.
25. Gift or novelty store.
26. Grocery, meat, fruit or vegetable store.
27. Hardware store.
28. Hobby store including handicraft classes not to exceed ten (10) students.
29. Interior decorating studio.
30. Jewelry sales and repair store.
31. Laundromat of the self-service type.
32. Library.
33. Liquor store, provided the same is licensed to deal in alcohol beverages by the City of Richland Center
34. Locksmith.
35. Meat market but not including meat processing plant or locker plant.
36. Medical, dental, chiropractic and similar clinics, for human care.
37. Motels, motor hotels and hotels, provided the site shall contain not less than six hundred (600) square feet of area per unit.
38. Museums, art institutes, galleries, and playhouses.
39. Newspaper publishing office.
40. Office Building.
41. Optical and jewelry manufacturing provided the operation is not located within the front twenty (20) feet of the first floor.
42. Photographic supplies and processing of film and prints.
43. Picture framing.
44. Physical culture and health club or spa, dance studio or martial arts school.
45. Pipe and tobacco shop.
46. Post office or private parcel service.
47. Printing shop.
48. Professional offices.
49. Radio and television repair.
50. Record, tape, disk and/or music shop.
51. Restaurant, cafe or tea room, but not including a drive-in restaurant where customers are served in their vehicles

52. Rugs and floor covering sales.
53. Seat cover, upholstery and/or drapery shop.
54. Shoe store and/or shoe repair establishment.
55. Small appliance repair shop.
56. Sporting goods store.
57. Supperclub, nightclub or restaurant which is licensed to serve alcohol beverages by the City of Richland Center, but not including fraternal lodges, veterans organizations, private clubs or similar non-profit organizations, their meeting halls or clubhouses.
58. Variety store.
59. Wearing apparel store or shop and similar uses.
60. Wholesale office and showroom.
61. Funeral Homes [**Added by Ord 2010-12**]

**408.03 ACCESSORY USES IN A "C-DT" CENTRAL BUSINESS DISTRICT.** No accessory structure or use of land shall be permitted in a "C-DT" District except for one or more of the following:

- (1) Private garages, off-street parking and loading spaces as regulated by the provisions of this Ordinance.
- (2) Decorative landscape features.
- (3) Public telephone booths.
- (4) On-premises signs as regulated by this Zoning Ordinance or by any other ordinance or Chapter dealing with the regulation of signs.
- (5) Any incidental repair or processing necessary to conduct a permitted principal use, provided such incidental repair or processing shall not exceed thirty per cent (30%) of the floor space of the principal building.
- (6) Buildings temporarily located for purposes of construction on the premises for a period not to exceed the time normally required for completion of such construction or similar construction.

**408.04 CONDITIONAL USES IN A "C-DT" CENTRAL BUSINESS DISTRICT.** Within any "C-DT" Central Business District no structure or land shall be used for any of the following uses except with a Conditional Use Permit:

- (1) Animal hospital or clinic.
- (2) Animal boarding kennel.
- (3) Armory.

- (4) Auto Repair garage or facility.
- (5) Automobile or other vehicles of transportation sales whether new or used units.
- (6) Billiard or pool rooms and similar recreational facilities, specifically including video game and/or electronic game arcades or facilities.
- (7) Boat and marine sales, whether new or used units.
- (8) Bowling alley.
- (9) Bus terminal.
- (10) Business, trade or vocational school when conducted entirely within a building.
- (11) Car wash.
- (12) Commercial greenhouse, provided all outside storage is fenced in such a manner so as to screen the stored material from view when observed from the public street.
- (13) Convention hall or convention center.
- (14) Dance hall or teen club.
- (15) Day care center, provided that the facility is licensed by the Wisconsin Dept. of Health & Social Services.
- (16) Drive-in restaurant serving customers in their vehicles.
- (17) Drive-in theater.
- (18) Electrical service, heating, plumbing, appliances, upholstery or air conditioning service shop.
- (19) Fraternal lodges, veterans organizations, private clubs or similar non-profit organizations, and their meeting halls or clubhouses.
- (20) Lumber or building material yards, provided they are conducted entirely within an enclosed structure, which if a fence may be eight (8) feet in height when not abutting land located in an R District or land in a residential use.
- (21) Motor fuel stations, subject to all other regulations of this Zoning Ordinance.
- (22) Open sales lot or open storage.
- (23) Outdoor amusement facility.
- (24) Pet shop, provided the operation shall not include the boarding of pets on the site, the maintaining of pens or cages outside of the building or operating so as to cause an offensive odor or noise.
- (25) Skating rink.
- (26) Sports arena.
- (27) Stadium.
- (28) Stone or monument dealership.
- (29) Television and radio stations and/or transmitting towers.
- (30) Similar commercial uses, provided the structure in which the use is carried out shall not be located within one hundred (100) feet of any R-1, R-2, R-3/4, 'R-5 or "R-O' District.
- (31) Accessory structures other than accessory structures specifically permitted in this district.
- (32) Essential service structures, including but not limited to such uses as telephone exchange stations, booster or pressure sub-stations, lift stations, elevated tanks and electric power sub-stations.
- (33) Duplex residences, containing or consisting of two (2) dwelling units.
- (34) Small multi-family residences containing three (3) or four (4) dwelling units.
- (35) Dwelling units which are located in and which share a building with a permitted retail

sales and/or service business, including professional offices, or a conditional use for which a conditional use permit has been issued.

(36) Condominiums in which the units are designed and used for residential purposes or for those commercial uses which are permitted uses in this district.

(37) Boarding House. [Amended by Ord 1994-2]

(38) Churches and Religious Assemblies. [Amended by Ord 2012-11]

#### **408.05 STRUCTURE HEIGHT, LOT WIDTH AND YARD REQUIREMENTS IN A "C-DT" DISTRICT.**

**(1) TRAFFIC VISIBILITY TRIANGLE:** No fences, structures, trees, bushes, other plantings or other objects other than lawn grass, sidewalks or city utility system components or street signs, traffic signs or other signs installed by the city shall be permitted, placed or maintained within any area of a lot or boulevard abutting intersecting streets within the triangular area described as follows:

A triangle, the sides of which are determined by measuring to points 33 feet along the curb lines of each of the two intersecting streets from the point of intersection of the lines of the two curbs, and the base of which is a line connecting such two points. The measurement of a curb line shall be made at the top edge of the curb where the back of the concrete curb meets the boulevard. For purposes of such measurement, where the area of the curb intersection is rounded or set back to enable handicapped access to the sidewalks, the curb lines shall be extended to the point where the extended lines intersect. Where there is no curb installed, the measurement shall be made along the edge or edges of the paved street roadway(s) closest to the lot line of the abutting property. [From 400.04 (7)(a)]

In the case of any lot or subdivision abutting a state trunk highway, the setback and traffic visibility requirements set forth in the Wisconsin Statutes and/or Wisconsin Administrative Code shall apply, provided that such requirements require a traffic visibility triangle not smaller than required above.

**(2) DISTANCE OF DETACHED ACCESSORY BUILDINGS FROM LOT LINES:** No detached accessory structure shall be located closer than the following distances from the indicated lot lines of the lot or parcel upon which it is erected:

(a) No portion of the foundation or wall shall be located less than three feet (3') from the rear lot line, and no portion of the building (including any part of the roof, eaves or eaves trough) shall be located less than one and one-half (1.5) feet from the rear lot line.

(b) Where the entire accessory building is located within a rear yard, no portion of the foundation or wall shall be located less than three feet (3') from the side lot line, and no portion

of the building (including any part of the roof, eaves or eaves trough) shall be located less than one and one-half (1.5) feet from the side lot line.

(c) Where any portion of such accessory building is located in a side yard, no portion of the foundation or wall shall be located less than eight feet (8') from the side lot line, and no portion of the building (including any part of the roof, eaves or eaves trough) shall be located less than six and one-half (6.5) feet from the side lot line.

(d) Notwithstanding the foregoing, where such side or rear lot line abuts a street, the accessory building shall be subject to the same setback requirements from such street as apply to a primary structure.

(e) Additional limitations on detached accessory buildings set forth in sec. 400.04(5) are applicable in this district.

**(3) OTHER RESTRICTIONS NOT APPLICABLE:** All uses located in the "C-DT" District are exempt from lot area, height, lot width and yard requirements except the traffic visibility triangle restriction above. No accessory off-street parking is required in this district and all on-street parking will be controlled by the City with the goal of reducing congestion.