

ORDINANCE No. 2018-27

AN ORDINANCE CREATING A B-6 BUSINESS AND PROFESSIONAL OFFICE PARK ZONING DISTRICT

The Village Board of the Village of Bristol, Kenosha County, Wisconsin, do ordain as follows:

SECTION I. RENUMBERING AND ADOPTION OF PROVISIONS.

Sections 13-1-104 through 13-1-111 of the Village of Bristol Code of Ordinances are renumbered to be Sections 13-1-105 through 13-1-112 respectively and a new Section 13-1-104 is adopted to read as follows :

Sec. 13-1-104 B-6 Business and Professional Office Park District.

(a) **Primary Purposes and Characteristics.**

- (1) The B-6 Business and Professional Office Park District is established to provide an aesthetically attractive working environment exclusively for and conducive to the development and protection of offices, non-nuisance type manufacturing operations, laboratories, and research and development institutions, all of which are integrated in an orderly planned development. The essential purpose of the B-6 District, is to achieve development which is an asset to business owners, their neighbors and the citizens of the Village of Bristol, and to promote and maintain desirable economic development in a dedicated business and office park setting.
- (2) It is recognized that it is neither possible nor practicable to list all of the permitted, conditional, and accessory uses which are compatible with those listed below due to the diversity of business and office uses; therefore it is intended that the following lists of permitted, conditional, and accessory uses only be illustrative. Any individual aggrieved by a failure to list a particular permitted, conditional, or accessory use in this Section shall have the right to file a petition with the Zoning Administrator pursuant to Article N of this Chapter for a determination as to the similarity of the intended use with the permitted, conditional, or accessory uses listed below.

(b) **Permitted Uses.** The following are permitted uses in the B-6 Business and Professional Office Park District:

- (1) Financial institutions.
- (2) Professional offices:
 - a. Professions including health services, offices or clinics.

- b. Finance, real estate, legal, insurance.
 - c. Government offices.
 - d. Business offices including call centers.
 - e. Business services, including convenience printing, excluding maintenance and landscaping services to buildings and grounds.
 - f. Business and professional associations.
- (3) Medical, dental and research laboratories.
 - (4) Public utilities/substations and municipal services.
 - (5) Laboratories, research and development activities, and testing, and manufacturing and fabrication in conjunction with such research and development and operations.
 - (6) Service uses, including computer and data processing services, miscellaneous business services, offices (business and professional) and communication services
 - (7) Class 2 collocation of a new mobile service facility on an existing support structure without substantial modification, per local ordinances.
 - (8) Hospitals, clinics or nursing homes.
 - (9) Educational services located within a building.
 - (10) Other professional and business office uses, provided they are not specified as requiring a conditional use permit.
 - (11) Accessory uses customary with and incidental to an authorized principal use.
- (c) **Conditional Uses.** The following are conditional uses in the B-6 District:
- (1) Conference centers and hotel facilities.
 - (2) Ancillary retail sales and service operations that serve employees within the business park.
 - (3) Offices of construction companies, including display rooms, provided all storage is enclosed within a building.
 - (4) State-classified manufacturing operations, not including predominantly retail sales activities with the general public. Any outside storage areas authorized by the Village shall be enclosed by a suitable screen of fencing or landscaping.
 - (5) Warehousing or distribution operations, not including predominantly retail sales activities with the general public. Any outside storage areas authorized by the Village shall be enclosed by a suitable screen of fencing or landscaping.
 - (6) Wind energy systems per state law and local ordinances.
 - (7) Siting and construction of any new mobile support structure and/or facility or a Class 1 collocation of a new mobile service facility on an existing support structure, per local ordinances.
 - (8) Theaters for performing arts.
 - (9) Restaurants.
 - (10) Health clubs and commercial recreational facilities (indoor).
 - (11) Day care facilities and preschools, provided that the facility includes safe parking areas and fenced play areas.

- (12) Non-livestock agricultural uses until such time the property transitions to a business or office use.
 - (13) Heliports.
 - (14) Buildings over forty-five (45) feet in height or greater than fifty thousand (50,000) sq. ft. in area.
 - (15) More than one (1) principal building on a lot.
 - (16) Residential units provided such units are located on the second, third or fourth floor; the lot area shall provide five thousand (5,000) sq. ft. of area for each residential unit. Each such dwelling unit newly established shall be required to dedicate parkland or provide fees in lieu of parkland dedication pursuant to Village ordinance requirements, with such determination to be made by the Plan Commission.
- (d) **Accessory Uses.** The following are accessory uses in the B-6 District:
- (1) Off-street parking and loading areas.
- (e) **Lot Area and Width.**
- (1) **Lot Frontage.** Minimum one hundred (100) feet.
 - (2) **Lot Area.** Minimum twenty thousand (20,000) square feet.
- (f) **Building Height.** The maximum building height for the principal building shall be forty-five (45) feet, except where a taller building is approved as a conditional use. The maximum building height for a detached accessory building shall be twenty (20) feet unless otherwise specified in this Zoning Code.
- (g) **Yards.**
- (1) **Street Yard.** Minimum of twenty-five (25) feet.
 - (2) **Side Yard.**
 - a. For a principal building, the side yard shall be as follows:
 - 1. Twelve (12) feet on each side for a building twenty (20) feet or under in height.
 - 2. Eighteen (18) feet on each side for a building over twenty (20) feet and less than thirty-five (35) feet in height.
 - 3. Thirty (30) feet on each side for a building thirty-five (35) feet or over in height.
 - b. The side and rear yards for a detached accessory building shall be twelve (12) feet on each side.
 - (3) **Rear Yard.** Minimum of thirty-five (35) feet.
 - (4) **Shore Yard.** Not less than seventy-five (75) feet from the ordinary high water mark of any navigable water.
 - (5) **Minimum Separation.** On lots with more than one (1) principal building, there shall be a minimum separation distance between buildings equal to the sum of the required side yard for each building.
- (h) **Other Requirements.** Uses permitted and conditional in the B-6 District are subject to the following requirements:
- (1) **Site Plan Review; Restrictive Covenants.** All uses in the B-6 District are subject to and shall comply with the site plan requirements of Section 13-1-444, the landscaping plan requirements of Section 13-

1-445, the lighting plan requirements of Section 13-1-446, and the architectural design standards of Section 13-1-448.

- (2) **Lot Coverage.** The building coverage on any B-6 zoned lot shall not exceed sixty percent (60%), nor be less than twenty-five percent (25%)

SECTION II. SEVERABILITY.

If any provision of this Ordinance is invalid or unconstitutional or if the application of this Ordinance to any person or circumstance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid or unconstitutional provisions or applications.

SECTION III. EFFECTIVE DATE.

This Ordinance shall take effect upon passage and publication as provided by law.

ADOPTED this 8th day of October, 2018.

VILLAGE OF BRISTOL, WISCONSIN



Village President



Village Clerk-Treasurer

INTRODUCED: 10/8/18

PASSED: 10/8/18

PUBLISHED: _____
(POSTED)

State of Wisconsin :
County of Kenosha:

I hereby certify that the foregoing Ordinance is a true, correct and complete copy of an Ordinance duly and regularly adopted by the Village Board of the Village of Bristol on the 8th day of October, 2018, and that said Ordinance has not been repealed or amended and is now in full force and effect.

Dated this 9th day of October, 2018

Amy Klemko
Amy Klemko, Clerk-Treasurer