

CHAPTER 22
Zoning

22.36 B-4 Office and Professional Business District

(Rep. & recr. #66-01)(Repealed & replaced #2020-14)

(1) PURPOSE. To provide for individual or small groups of buildings limited to office, professional, and special service uses where the office use would be compatible with other neighborhood uses and not exhibit the intense activity of other business districts.

(2) PERMITTED PRINCIPAL USES.

- a. Administrative and public service offices.
- b. Banks, savings and loan, and other financial institutions; including drive-in facilities.
- c. Barber shops and beauty shops.
- d. Interior decorators.
- e. Medical and dental clinics.
- f. Parking lots and structures.
- g. Professional offices of an architect, lawyer, accountant, doctor, dentist, engineer, optometrist, Christian Science practitioner, clergy, or other similarly recognized profession.
- h. Real estate and insurance sales offices.
- i. Studios for photography, painting, music, sculpture, dance, or other recognized fine art.
- j. Commercial adult and childcare centers.
- k. Funeral homes

(3) PERMITTED ACCESSORY USES.

- a. Garages used for storage of vehicles used in conjunction with the operation of the business.
- b. Off-street parking and loading areas.
- c. Residential quarters for the owner, proprietor, commercial tenant, employee or caretaker located in the same building as the business.
- d. Roof-mounted solar collectors provided that a registered engineer or registered architect shall certify that the structure is adequate to support the load.
- e. Earth station dish antennas located on the roof of the principal or accessory structure or in the rear yard. Where the earth station dish is roof-mounted, a registered engineer or registered architect shall certify that the structure is adequate to support the load
- f. Solar energy collectors erected as an accessory structure.

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(4) **CONDITIONAL USES.**

- a. (Am. #28-08) Public passenger transportation terminals, such as bus and rail depots, but not including airports, airstrips, heliports, helipads and landing fields. Any such use shall be located not less than one hundred (100) feet from any residential district boundary.
- b. Radio and television transmitting and receiving stations, and studios.
- c. Utility substations, municipal wells, pumping stations, and towers provided that the use is not less than fifty (50) feet from any lot line.
- d. Wireless communications facilities as set forth and under conditions authorized in Section 22.21.
- e. (Cr. #8-11) Residential dwelling units provided they are not located in the front fifty percent of the ground level and provided that there shall be a minimum floor area of three hundred (300) square feet for an efficiency apartment, four hundred fifty (450) square feet for a one-bedroom dwelling unit, six hundred (600) square feet for a two-bedroom dwelling unit, and seven hundred (700) square feet for a three-bedroom dwelling unit.
- f. (Cr. #16-13) Payday lenders provided that the payday lender is not located within 3000 feet of another payday lender and is not located within 500 feet of any residential district.
- g. (Cr. #11-16) Buildings exceeding forty (40) feet in height when adjacent to a residential district.
- g-h. Uses similar to and reasonably related to permitted principal uses.

(5) **LOT AREA AND WIDTH.** Lots shall have a minimum area of ten thousand (10,000) square feet and shall be not less than seventy-five (75) feet in width.

(6) **BUILDING HEIGHT.** (Am. #11-16) Subject to subsection (4) above, there shall be no maximum height for a principal building. Accessory buildings shall be less than twenty (20) feet tall and shall not exceed the height of the principal structure.

(7) **SETBACK AND YARDS.**

- a. There shall be a minimum street yard setback of twenty-five (25) feet from the right-of-way of all streets.
- b. There shall be a side yard on each side of all buildings of not less than twenty-five (25) feet.
- c. There shall be a rear yard of not less than twenty-five (25) feet.
- d. There shall be a minimum shoreyard setback of seventy-five (75) feet from the ordinary highwater mark of a navigable body of water.

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- (8) EROSION CONTROL. The uses and structures in the B-4 District are subject to Chapter 32 of the City of Waukesha Municipal Code, Chapter 21 of the Wisconsin Uniform Dwelling Code, and any other applicable State laws and administrative rules.
- (9) PLANS AND SPECIFICATIONS TO BE SUBMITTED TO THE PLAN COMMISSION. (Am. #38-02) To encourage a business environment that is compatible with the residential character of the City, building permits for permitted uses in the B-4 District shall not be issued nor shall any substantial changes be made to any site improvements without review and approval of the Plan Commission in accordance with Section 22.15. Plan Commission review shall include consideration of such factors as open space utilization, ingress, egress, parking, landscaping, building plans and the general layout in relationship to the surrounding area.
- (10) PLANNED UNIT DEVELOPMENTS. (Cr. #38-02) The restrictions on lot area, lot width, building height, setbacks, and yards may be reduced or increased if the property is part of a Planned Unit Development Overlay District in accordance with Section 22.52.