

CHAPTER 22
Zoning

MB-1 Mixed Use Manufacturing and Commercial District

(1) PURPOSE. To provide for a variety of light industrial and manufacturing uses while allowing for retail, service, and commercial activity along high traffic arterial corridors. MB-1 districts can serve as a transition between heavy industrial areas and other districts.

(2) PERMITTED PRINCIPAL USES.

- a. Assembly, processing, manufacturing and/or storage of products in a manner that will not be detrimental to the surrounding area including but not limited to:
 1. Furniture and household items.
 2. Garments, clothing, and cloth.
 3. Medical devices and equipment.
 4. Office supplies and printed items.
 5. Electronic devices, small scale machinery, and appliances.
 6. Food and beverage preparation and packaging.
- b. Automotive customization, automotive accessories, auto body shops, and automobile service stations provided that all gas pumps meet the setback requirements for the district and are located not closer than forty (40) feet from any side lot line.
- c. Warehousing, wholesaling, and self storage.
- d. Construction services including but not limited to general building contractors, carpentering, flooring, concrete services, masonry, roofing services, siding and gutter services, sheet metal services, and water well drilling services.
- e. Business offices and financial institutions.
- f. Professional medical offices and clinics.
- g. Clubs, indoor sports facilities, recreation facilities, and fitness establishments.
- h. Restaurants and taverns.
- i. Retail commercial services included but not limited to grocery stores, hardware stores, variety stores sporting goods stores, art galleries, and art studios.
- j. Personal services including but not limited to laundromats, hair salons and barber shops, informational and instructional services, tailors, and shoe repair shops.

(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. Office, storage, power supply, and other uses normally auxiliary to the principal industrial operation.
- d. Roof-mounted solar collectors provided that a registered engineer or registered architect shall certify that the structure is adequate to support the load.

(4) CONDITIONAL USES.

- a. Commercial adult and child care centers.
- b. Outdoor display of retail merchandise.
- c. Outdoor storage, provided it is screened from view by an appropriate wall, fence, or hedge.

- d. (Cr. #8-11) Residential dwelling units provided they are limited to the upper stories and not located on the ground level, 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.
- e. Government structures, such as fire and police stations.
- f. Drive-in or drive-through facilities.
- g. Uses similar to and reasonably related to principal permitted uses.

(5) NUISANCE AVOIDANCE.

- a. All operations and activities of all uses within this district shall be conducted wholly inside a building or buildings.
- b. All uses should be conducted in such a manner that they will not be detrimental to the surrounding area or to the City as a whole by reason of smoke, noise, dust, odor, traffic, physical appearance, or other similar factors.

(6) LOT AREA AND WIDTH. Lots shall provide sufficient area and width for the principal building and its accessory buildings, off-street parking and loading areas, and required yards.

(7) BUILDING HEIGHT. (Am. #11-16) Subject to subsection (4) above, there shall be no maximum height for a principal building. No accessory building shall exceed twenty (20) feet in height.

(8) 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 ten (10) 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.

(9) EROSION CONTROL. The uses and structures in the MB-1 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.

(10) 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 MB-1 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.

(11) 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.