

ZONING

690 Attachment 2

City of Reedsburg

Zoning Controls

Schedule 2

Business Districts

[Amended 6-10-2008; 1-11-2016 by Ord. No. 1822-16; 6-20-2024 by Ord. No. 1970-24; 9-19-2024 by Ord. No. 1973-24]

District	B1		B2
Purpose	<p>To provide primarily for commercial and multifamily residential activities.</p> <p>To delineate areas appropriate for commercial uses that are oriented toward the Central Business District.</p>		<p>To provide primarily for commercial activities.</p> <p>To delineate areas appropriate for commercial uses that are not oriented toward the Central Business District.</p>
Principal Permitted Uses	<p>Assembly and business use (per the IBC and unless otherwise stated in this chapter; see § 690-42)</p> <p>Bar or nightclub</p> <p>Barbershop</p> <p>Beauty shop</p> <p>Car showroom, service or rental</p> <p>Club or lodge</p> <p>Department store, drugstore, and retail store</p> <p>Eating and drinking place</p> <p>Financial institution</p> <p>Florist or greenhouse</p> <p>Hotel or motel</p> <p>Indoor amusement such as</p>	<p>Library</p> <p>Locksmith</p> <p>Motor-fuel-dispensing facility</p> <p>Museum</p> <p>Newspaper office and press room</p> <p>Newsstand</p> <p>Office and professional service</p> <p>Professional, business or technical school, and school or studio for art, music, dancing or photography</p> <p>Electronic repair shop</p> <p>Radio or television studio</p> <p>Shoe repair shop</p> <p>Tailor and dressmaker</p>	<p>Same as B1</p> <p>Automobile sales and service</p> <p>Boat sales or rental equipment</p> <p>Bus depot</p> <p>Caterers</p> <p>Car wash</p> <p>Electrical supply store</p> <p>Food locker</p> <p>Greenhouse</p> <p>Laundry, automatic</p> <p>Public garage</p> <p>Outdoor amusement such as miniature golf course, theater, etc.</p> <p>Trailer sales or rental establishment</p> <p>Vegetable and fruit market</p>

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District	B1		B2
	theater, bowling alley, etc. Jewelry store Laundry or dry-cleaning reception and delivery	Taxi stand	Veterinary office and animal sales
Accessory Uses	See § 690-9 definition		See § 690-9 definition
Conditional Uses	Boat sales establishments Bus terminal Car wash Public garage Veterinary office and animal sales Warehouse	Manufacturing and processing in enclosed building Print shop Tattoo establishments Place of worship Sections 690-20 (Public and semipublic uses) and § 690-23 (Planned development groups) Multifamily residential developments (Article XXV) (B1 Zone only)	Same as B1 Construction and service activities if incidental to the permitted use or a business that conducts construction and service activities primarily off premises. General contractors Truck terminals
Minimum Yard Dimensions			
Principal Building	Street: none Side: none Rear: none		Street: 25 feet Side: None, except 10 feet where adjacent to an R Zone Rear: None, except 25 feet where adjacent to an R Zone only, which may include alley width.
Accessory Building	Street: none Side and Rear: none		Street: none Side and rear: 10 feet where adjacent to an R Zone.

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District	B1	B2
Maximum Building Height Principal Building Accessory Building	45 feet where adjacent to an R Zone; otherwise, 60 feet 15 feet where adjacent to an R Zone as measured to the roof structure's highest point; or 20 feet and with the same setbacks as the principal building.	45 feet 15 feet where adjacent to an R Zone as measured to the roof structure's highest point; or 20 feet and with the same setbacks as the principal building.

District	B3		
Purpose	To provide for residential and small-scale commercial, social, and public use activities.		
Principal Permitted Uses	One-family dwelling Two-family dwelling		
Accessory Uses	See § 690-9 definition		
Conditional Uses	Multifamily dwellings in accordance with Article XXV Assembly, business and mercantile use (per the IBC and unless otherwise stated in this chapter; see § 690-42) Automobile service Bed-and-breakfast establishment	Financial institution Home business Laundry or dry-cleaning Medical center or office Park or playground	Place of worship School Section 690-20 (Public and semipublic uses) Locksmith Office
Minimum Lot Area	One- and two-family dwellings: 6,000 square feet Combination commercial/residential uses: 6,000 square feet Multifamily dwellings: 9,000 square feet, provided that multiple-family dwellings shall have 2,500 square feet per dwelling See Extraterritorial Zoning District section for parcels outside the City limits Commercial uses: none		

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District	B3
Minimum Yard Dimensions Principal Building Accessory Building	Street: 25 feet; multifamily, commercial and commercial/residential uses: 10 feet Side: 8 feet; multifamily, commercial and commercial/residential uses: 10 feet Rear: 10 feet Side and rear: 5 feet; multifamily, commercial and commercial/residential uses: 10 feet.
Maximum Building Height Principal Building Accessory Building	45 feet 15 feet as measured to the roof structure's highest point; or 20 feet and with the same setbacks as the principal building
Supplemental Standards	<p>Total maximum lot coverage (floor area ratio) of principal and accessory buildings shall be 55% or 5,000 square feet, whichever is less.</p> <p>Where a new commercial use is adjacent to an R Zone or an existing dwelling, a solid fence along such property lines shall be installed up to 6 feet high. The Plan Commission may grant a fence up to 8 feet high if it determines it is needed for security, health or aesthetic reasons. The Plan Commission may also approve a sufficient vegetative greenbelt in lieu of a fence.</p> <p>The Plan Commission may waive or reduce loading of off-street parking requirements if an applicant can show that a loading zone would not be required and sufficient parking would exist through shared and/or on-street parking.</p> <p>Any outside storage shall be clearly an accessory use to the principal permitted or conditional use and screened from public areas and adjacent dwellings.</p> <p>Any exterior lighting used with commercial and multifamily uses shall be screened and focused downwards as not to cast light onto adjacent parcels.</p>