

~~Ordinance Number...~~

~~An Amendment to the Comprehensive Zoning Ordinance Passed~~

~~In February 2010~~

VILLAGE OF STOCKHOLM
ZONING CONTROLS CHART
B-2 BUSINESS DISTRICT

~~1.1~~ **3.53** Authority, Purpose, and Intent:

The Village Board for the Village of Stockholm, Wisconsin, creates a new and distinct zoning classification which shall be known as a “Low Impact Business Services Zone B-2”. This amendment to the Comprehensive Zoning Ordinance passed in ~~February, 2010~~ **November 2018**, will come under the same Authority, Purpose, and Intent as the original. This Ordinance also will help to accomplish the goals of the Comprehensive Plan passed in 2008 which calls for actions to help meet the daily needs of residents. A Low Impact Business Services zone will serve as a transition area between the B-1 Zone and adjacent residential zone (s).

Low Impact Business Services would include and be similar to those listed below. This list of activities is intended to be illustrative of the types of uses which will be considered by the Village Board to be Low Impact Business Service uses. But it is not intended to be an exhaustive list of such activities.

~~1.2~~ **3.54** PRINCIPAL PERMITTED USES:

Business Services that include: appliance dealers; art, gift, jewelry and notions shops; bakeries; law offices; insurance and real estate offices; clothing stores; drug stores and pharmacies; florists; food lockers; grocery stores and other retail food stores; furniture, department, and hardware stores; laundries; music, radio, computer, video and television stores; news-stands; offices; optical stores; parking lots; retail stores; sporting goods stores; clubs, fraternal organizations, lodges and foundations; funeral homes; municipal buildings; single family residence; municipal parks and playgrounds; bed and breakfasts; short term rentals; or other businesses consistent with the Smart Growth Plan.

- ~~1. Professional offices including medical and allied health care, accountants, legal, consultants.~~
- ~~2. Personal services providers~~
- ~~3. Financial institutions.~~
- ~~4. Not for profit administrative offices~~
- ~~5. Other lawful uses similar or customarily incidental to any of the foregoing~~

~~1.3~~ **3.55** PROHIBITED USES:

- 1. Manufacturing operations;**
- 2. Any sexually oriented businesses;**

3. Petroleum product storage, fueling or sales; and/or
4. Any business that would be in violations of the Village of Stockholm nuisance ordinance.
2. ~~All retail sales including outdoor vending machines~~
3. ~~Convenience stores~~
4. ~~Theaters, dance halls, video arcades, video sales or rental~~
5. ~~Sales, repair, painting, storage of automobiles, trucks, motorcycles, recreational vehicles, boats and farm implements~~
6. ~~Sales of gasoline or alcohol~~
7. ~~Fast food or full service restaurants~~
8. ~~Warehouse and storage space rental~~
9. ~~Clubs, fraternal organizations and lodges, whether for profit or not for profit~~
10. ~~Any other uses deemed by the Village Board to be objectionable to the quiet enjoyment of owners of adjacent residential property.~~

~~1.4~~ **3.56** **CONDITIONAL USES:** Any business use that will utilize more than one (1) acre of land, vehicular sales and service; eating and/or drinking establishments; rooming houses, hotels, motels; liquor stores; places of entertainment and/or recreation; automobile and vehicle repair.

2. ~~Lodging (only listed conditional use)~~

~~1.5~~ **3.57** **MINIMUM STANDARDS:**

1. New buildings are to have compatible materials and design to those in the area. Height cannot exceed 35 feet
2. **A minimum of four (4)** off-street parking space must be provided for employees and clients.
3. Residential use in part or all of the Low Impact Business Services Zone is allowed.
4. Signs are allowed subject to the Village Sign Ordinance
5. Lighting for businesses in a B-2 Zone must be indirect and non-intrusive with sign lighting turned off between 10pm and 6am

~~1.6~~ **3.58** **MINIMUM Lot Area and Setbacks**

Minimum lot area shall be such that all Village of Stockholm, State of Wisconsin, and Pepin County regulations concerning size requirements for setbacks, buildings, and other considerations for well and septic systems may be accommodated within.

Minimum Side Yard Setback: Fifteen feet (15') where adjacent to a residential District or to a residence in the B 2 zone.

Minimum Rear Setback: Twenty feet (20') where adjacent to a residential district; otherwise no restrictions.

Front Setback: For a commercial building none required. For a new residence thirty feet (30') from the centerline of the street or ten feet (10') from the right-of-way, whichever is greater, as measured to the foundation of the building.

Application of the Low Impact Businesses Services Zone and changes from other zoning designations to Low Impact Businesses Services shall be accomplished using the procedures set forth in State Statutes concerning such requests.

Specific properties included in a Low Impact Business Services Zone will be determined by the Village Board.

[Draft of May 2, 2012](#)

