

**TOWN OF CEDARBURG  
ORDINANCE NO. 2020-5**

**An Ordinance to Amend Chapter 320 Zoning, of the Town of Cedarburg Code of Ordinances, Ozaukee County, Wisconsin, relating to accessory structures in the B-2 Planned Business District.**

**WHEREAS,** The Town of Cedarburg is a body corporate and politic; and

**WHEREAS,** the Town Board exercises village powers by Ch. 61, Wis. Stats.; and

**WHEREAS,** the Plan Commission has reviewed Chapter 320 regarding accessory structures in the B-2 Planned Business district, has reviewed this ordinance, and has made a favorable recommendation to the Town Board for its adoption; and

**WHEREAS,** the Town Board held a public hearing regarding the proposed amendments, a notice of which was published twice, once at least ten days prior to the date of the hearing,

**NOW, THEREFORE, BE IT ORDAINED** by the Town Board of the Town of Cedarburg, Ozaukee County, Wisconsin, that Chapter 320 Zoning of the Town of Cedarburg Code of Ordinances is hereby amended to read as follows:

**(The text modified with a strikethrough shall be deleted).  
(The text modified with an underline shall be added).**

**§ 320-20. B-2 Planned Business District.**

A. Statement of purpose. The B-2 Planned Business District is intended to provide for the orderly and attractive grouping at appropriate locations of retail stores, shops, offices, and service establishments serving the daily needs of the surrounding local community area. The size and location of such districts shall be based upon community need, adequate customer potential, adequate traffic circulation, and other related facilities, and of potential contribution to the economic welfare of the community. If the business is located within the Five Corners Master Plan area, the building construction and materials shall be consistent with the Five Corners Master Plan. Applicable new developments and/or new structures shall comply with the design standards as set forth in § **320-10J** of this Zoning chapter.

B. Principal uses: financial institutions, appliance stores, furniture stores.

C. Conditional uses.

(1) Clothing repair shops, department stores, electrical supply, food lockers, hotels, laundry and dry-cleaning establishments employing not over seven persons, liquor stores, music stores, newspaper offices and press rooms, nightclubs, office supplies, pawn shops, personal service establishments, massage establishments, pet shops, photographic supplies, places of entertainment, plumbing supplies, printing, private clubs, private schools, publishing, radio and television broadcasting studios, secondhand stores, variety stores

(2) See also §§ **320-56, 320-57, 320-59, 320-60, 320-62** and 320-106.

D. Development.

(1) Frontage: minimum 150 feet.  
(2) Area: minimum 1/2 acre.

E. Building height: maximum 45 feet.

F. Yard setbacks.

(1) Street: minimum 25 feet.

(2) Rear: minimum 30 feet.

(3) Side: minimum 15 feet.

G. Residential Accessory Structures. Properties within this zoning district that have an existing residential use are allowed accessory structures accompanying the residential use that must follow the regulations of the R-1 Single-Family Residential district.

**§ 320-58. Residential and quasi-residential uses.**

The following residential and quasi-residential uses shall be conditional uses and may be permitted as specified:

A. <sup>[1]</sup>Meeting places of a noncommercial nature. Clubs, fraternities, lodges and meeting places of a noncommercial nature in the R-3 Residential District, provided that all principal structures and uses are not less than 100 feet from any lot line.

B. Clinics in the R-3 Residential District, provided that all principal structures and uses are not less than 100 feet from any lot line.

C. Home occupations, professional offices, and group child-care centers. Home occupations and professional offices which require a conditional use permit are specified in § 320-110. State-licensed group child-care centers may be allowed in residential districts with a conditional use permit.  
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D. Boarders and lodgers. Boarders and lodgers not to exceed two per dwelling in the R-3 Residential District.

E. Residential unit used by the owner or operator of a contiguous business. A single residential unit to be used by the owner or operator of a contiguous business in a business district.

F. Private athletic clubs. Private athletic clubs of a noncommercial nature in the R-2 Residential District.

G. Quilt shops. Quilt shops in the R-2 Residential District.


H. Retirement and senior care facilities. These facilities may be permitted within all zoning districts except P-1 and C-1. These facilities are subject to design guidelines that can be obtained at Town Hall.

**(The above text modified with a strikethrough shall be deleted).**

**(The above text modified with an underline shall be added).**

This ordinance shall be in full force and effect upon its passage and posting as provided by law.

**PASSED AND ADOPTED** by the Town Board of the Town of Cedarburg, Ozaukee County, Wisconsin, this 1st day of July, 2020.



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David M. Salvaggio  
Town Chairman



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Eric Ryer  
Administrator