

CHAPTER 11

B-1 GENERAL COMMERCIAL DISTRICT

SECTION:

10-11-1: Uses

10-11-2: Height, Yards, Area And Other Requirements

10-11-1: USES:

In the general commercial district, no building or premises shall be used and no building shall hereafter be erected, converted in use, enlarged, moved or structurally altered unless otherwise provided in this chapter, except for one or more of the following uses: (1975 Code Ch. 18 § XII)



A. Unconditionally Permitted Uses:

Any use permitted in the multiple-family residential district, except that no occupation on any ground level (at grade) floor of any building for any residential purpose shall be permitted in the following described area of this district:

North One-Half (NI/2) only of Blocks 69 through 75; Lots 1-4 of Block 77; Lots 1, 2, 3, 4 and 6 of Block 84; Lots 1, 3, 4, 5 and 6 of Block 89; part of Lot 8 of Block 89 now known as Lot 2 Certified Survey Map No. 1474; Westerly 174 feet of Block 98; Lots 3 and 4, except the West 52 feet thereof, of Block 128; all of Blocks 85, 86, 87, 88, 118, 119 and 127; Lots 1 and 2 Certified Survey Map No. 4041; that part of vacated 5th Avenue East lying adjacent to Blocks 118 and 127; that part of vacated 5th Street East lying adjacent to the North One-Half (NI/2) of Blocks 72 and 73; all in the Original Plat of the Village, now City of Menomonie; Lots 2A, 2B, 3, 4, 5A and 5B of Assessment Plat Block A, now described, in part, as Lots 3 and 4 Certified Survey Map No. 4093; and Lots 1, 2, 3, 4, 6, 7 and 8 of Block 58 of the Original Plat of the Village (now City) of Menomonie, Dunn County, Wisconsin, EXCEPT that part of Lots 3 and 4 described as follows: Beginning at the Southeast corner of said Lot 4: Thence N89°08'00"W 131.96 feet along the South line of said Lot 4; Thence N00°08'50"W 71.02 feet along the West line of said Lots 3 and 4; Thence S89°10'44"E 40.00 feet; Thence S00°08'50"E 5.50 feet; Thence S89°10'44"E 91.95 feet to the East line of said Lot 4; Thence S00°08'51"W 65.625 feet along said East line to the Point of Beginning.

Art shop, antique shop, gift shop.

Bank, brokerage, financial institution.

Barbershop, beauty parlor.

Book and stationery store, newsstand.

Bus depot.

Business and professional office, public utility offices.

Clinic.

Clothing store, department store, dress shop, hosiery shop, millinery shop, notion shop, shoe store, shoe repair shop, variety store.

Drugstore, ice cream shop, pharmacy, soda fountain soft drink stand.

Fitness center.

Florist shop (not including greenhouse).

Food and dairy products establishments (retail), bakery (retail), delicatessen, grocery store.

Funeral parlor.

Furniture store, office equipment store, upholsterer's shop.

Hotel, motel.

Jewelry store, optical store, watch repair shop.

Laundry or cleaning and dyeing establishment, clothes pressing shop, self-service laundry, tailor shop.

Microwave radio relay structures, and mobile service support structures and mobile service facilities provided they are in compliance with chapter 21 of this title.

Model homes.

Music store, radio and television store.

Parking lot.

Photographer and photographer's supplies.

Police and fire station, post office, municipal garage, except public shops and storage yards.

Private business and commercial schools.

Private clubs, fraternities and lodges.

Radio or television broadcasting station or studio.

Restaurant, cafe, cafeteria, caterer, lunchroom, tavern.

Retail sales only for the following: hardware store, home appliance store, paint store, sporting goods store, plumbing fixtures and supplies, electrical fixtures and supplies, heating and ventilating and air conditioning (HVAC) fixtures and supplies, home improvement store, flooring store, lumber store.

Temporary structures, including signs, billboards and other outdoor advertising structures; provided that no lighting shall be so directed as to cause a glare into any residential district.

Theaters and places of amusement, except drive-in theaters.

Such accessory uses as are customary in connection with the foregoing uses and are incidental thereto.

Other retail business or service uses similar in character to those listed herein, not including any conditionally permitted uses listed below. (1975 Code Ch. 18 § XII; amd. Ord. 2006-20, 10-16-2006; Ord. 2006-23, 11-6-2006; Ord. 2008-05, 5-19-2008; Ord. 2009-01, 2-16-2009; Ord. 2012-13, 9-17-2012; Ord. 2014-10, 10-6-2014; Ord. 2015-04, 4-6-2015; Ord. 2015-14, 10-19-2015)

B. Conditionally Permitted Uses: The uses listed below are conditionally permitted uses in the general commercial district. The location of these uses requires approval by the board of appeals. Such approval requires a public hearing by the board. Such approval shall be consistent with the general purpose and intent of this chapter, and shall be based upon such evidence as may be presented at such public hearing, tending to establish the desirability or undesirability of specific proposed locations for a specific proposed use from the standpoint of the public interest, because of such factors as (without limitation because of enumeration) noise, odor, glare, vibration and increased traffic on the public streets. The board shall also give due consideration to the proposed location of entrances to and exits from uses that commonly generate a considerable volume of vehicular traffic

from and to the public street in the relation of such entrances and exits to school crosswalks and pedestrian exits from public and semipublic facilities such as schools and hospitals.

Automobile and mobile home sales and service establishments; car wash; public garage; small engine service and repair.

Bowling alley, dance hall, pool and billiard room, skating rink.

Laboratory testing and research.

Manufacture or treatment of products incidental to the conduct of a permitted retail use on the premises.

Storage of property in a ministorage facility.

Veterinary hospital and/or clinic, "pet shop", "grooming shop", "commercial kennel" or "boarding kennel", as these terms are defined in section [5-3-8-1](#) of this code.

Warehousing of packaged products, except flammable liquids and gases. (1975 Code Ch. 18 § XII; amd. Ord. 2009-01, 2-16-2009; Ord. 2023-27, 9-18-2023)

10-11-2: HEIGHT, YARDS, AREA AND OTHER REQUIREMENTS:



A. Requirements In Legally Described Area: In that part of the general commercial district that is legally described in subsection 10-11-1A of this chapter, the height and width of buildings, the minimum dimensions of yards, the minimum dwelling size, minimum lot area, vision clearance, off street parking, usable open space and other requirements shall be as follows for all buildings hereafter erected, converted in use, enlarged, moved or structurally altered: (Ord. 2014-10, 10-6-2014)

1. Height: Sixty feet (60') or four (4) stories in height, whichever is least. (Ord. 2012-05, 2-6-2012)
2. Front Yard Setback: There shall be no front yard setback.
3. Side Yard Setback: There shall be no side yard setback.
4. Rear Yard Setback: There shall be a rear yard setback of fifteen feet (15').

5. Minimum Dwelling Size: In every building or part of a building used for residential purposes, there shall be a minimum dwelling size of six hundred (600) square feet per unit. (Ord. 2008-05, 5-19-2008)

B. Requirements Outside Legally Described Area: In that part of the general commercial district that is not legally described in subsection 10-11-1A of this chapter, the height and width of buildings, the minimum dimensions of yards, the minimum dwelling size, minimum lot area, vision clearance, off street parking, usable open space and other requirements shall be as follows for all buildings hereafter erected, converted in use, enlarged, moved or structurally altered: (Ord. 2014-10, 10-6-2014)

1. Height: Sixty feet (60') or four (4) stories in height, whichever is least. (Ord. 2012-05, 2-6-2012)
2. Front Yard Setback: There shall be a front yard setback of twenty five feet (25').

3. Side Yard Setback: There shall be a side yard setback of ten feet (10'); except that on any corner lot, the setback on the street side yard of the corner lot shall be twenty five feet (25'); provided, however, on any corner lot having a width of sixty six feet (66') or less, and of record on the effective date hereof, the setback on the street side yard of the corner lot shall be ten feet (10'). When a parcel of land in this zoning district abuts a single-family residential district, the required side yard setbacks shall not be used for parking, trash enclosures or accessory structures.

4. Rear Yard Setback: Twenty five feet (25'). When abutting a single-family residential district, the first ten feet (10') of the rear yard setback shall not be used for parking, trash enclosures or accessory

structures.

5. Residential Building Requirements: All requirements of section [10-9-2](#) of this title that are not inconsistent with this subsection shall apply to any residential building in this district.

6. Vision Clearance: Same as provided in subsection 10-4-5G of this title.

7. Off Street Parking: Same as provided in section [10-4-7](#) of this title. The side yard setback and the first ten feet (10') of the rear yard setback shall not be used for parking when abutting a single-family residential district. (Ord. 2008-05, 5-19-2008)