

- (13)** Churches.
- (14)** Limited Auto Sales. Subject to the following conditions, limited auto sales may be permitted:
 - (a) Auto sales may only be permitted as a use that is both related and subordinate to another permitted or conditional use.
 - (b) Vehicles shall not be stocked or displayed for sale on the premises although no more than two (2) vehicles for sale may be present on the premises for no more than forty-eight (48) hours for viewing or inspection by persons who have expressed interest in purchasing the vehicles or for delivery to a purchaser. Such vehicles may display the Wisconsin Buyer's Guide or similar disclosure as may be required by state law; however, no other outdoor signage or advertising shall be permitted on the premises to advertise the sale of any vehicle.
 - (c) No more than three (3) vehicles may be sold from the premises in any month.

10.50 B-2 DISTRICT - DIMENSIONAL STANDARDS

Dimensional standards for the B-2 District shall be the same as the B-1 District.

10.54 B-3 HIGHWAY BUSINESS DISTRICT

Lands placed within these districts take the form of clustered or strip commercial areas, land extensive development patterns of retail, service, warehouse, light industrial uses, most of which are highway oriented. While serving these functional purposes, these areas also serve as gateways to the Middleton community. Design review will seek to create as much attractiveness as is economically feasible and consistent with the functioning of the businesses.

10.56 B-3 DISTRICT - PERMITTED USES

- (1)** Ambulance service.
- (2)** Animal hospital and kennel.
- (3)** Car and truck wash.
- (4)** Gas station, automobile repair.
- (5)** Auto, truck and heavy equipment repair.
- (6)** Auto supply.
- (7)** Boat and recreational equipment.
- (8)** Pest control service.
- (9)** Services to buildings (janitorial, etc.).
- (10)** Greenhouses, nurseries and landscaping sales and services.
- (11)** Diaper service, linen service, towel service, industrial laundry, carpet and upholstery cleaning.
- (12)** Car and truck sales.
- (13)** Cabinet shop, plumbing shop, upholstery shop, electrical shop, etc.
- (14)** Farm machinery sales and service.
- (15)** Food locker.
- (16)** Building and lumber supplies and services.
- (17)** Motel.
- (18)** Printing and publishing.
- (19)** Restaurants, all classes, drinking establishments.

- (20) Funeral homes.
- (21) Wholesale facilities and services.
- (22) Municipal buildings and services.
- (23) Amusement and recreation services.
- (24) Convenience shops.
- (25) Residential accessory occupancies, provided, however, that the two foot setbacks are eliminated except to abutting residential zoned properties.
- (26) Lubrication service stations.
- (27) Business services.
- (28) Personal services.
- (29) Miscellaneous services.
- (30) Adult entertainment establishments licensed pursuant to Section 7.13 of the Middleton Code of Ordinances.

10.57 B-3 DISTRICT - CONDITIONAL USES (see s. 10.115)

- (1) Contractor's offices, shops and yards.
- (2) Truck terminal.
- (3) Bus or train depot.
- (4) Transportation services.
- (5) Postal services.
- (6) Department and discount stores.
- (7) Light industrial uses (see IND. District, s. 10.67).
- (8) Business offices.
- (9) Utility and governmental facilities involving circumstances set forth under Section 10.37(9)(b).
- (10) Private clubs.
- (11) Churches.

10.58 B-3 DISTRICT - DIMENSIONAL STANDARDS

Dimensional standards set forth below shall be applied on a Permitted Use basis. These intensity and dimensional standards may be reduced by the Plan Commission in the course of design review upon findings that reductions will provide adequate site area and layout to accommodate the uses contemplated on the site and that negative impacts upon neighboring properties will be avoided. Where deemed appropriate by the Plan Commission, property owners may be required to obtain permanent, binding consents from abutting property owners with such consents running with the land and being recorded with the Dane County Register of Deeds. (see s. 10.22(4)(f)).

- (1) **Minimum Lot Area**
7,200 square feet.
- (2) **Minimum Lot Width**
60 feet.
- (3) **Minimum Front Setback**
24 feet.
- (4) **Minimum Side Setback**

8 feet.

(5) Side Street Setback

20 feet.

(6) Rear Setback

30 feet.

(7) Maximum Building Height

The lesser of 35 feet or three stories.

- (8)** The site plan must provide vehicular access along one side of the building to the rear yard, unless the rear yard abuts a public street or alley.

10.59 B-4 DOWNTOWN BUSINESS DISTRICT

The Middleton Downtown area has traditionally served as a community center, a site for specialized service and retail establishments serving a wide area and as a neighborhood commercial center for nearby residential areas. This downtown area has major historical values warranting attention in design review.

In the B-4 District, all uses allowable in the B-2 District are allowable on the same basis, with the exception that:

- (1) Structures may extend to five stories or 60 feet, whichever is less, with Plan Commission approval after review and comment by the Fire District.
- (2) Where B-4 properties abut residentially zoned properties, the minimum setback shall be: front - 24 feet; side - 8 feet; rear - 30 feet.

10.61 BUSINESS DISTRICTS - CONDITIONAL USE STANDARDS

Uses identified as Conditional Uses in the B-1 through B-4 Districts receive normal design review as do permitted uses in these districts. Conditional Uses receive additional review on the question of whether the plan as proposed is appropriate to the site, at the time that it is proposed for development and in the manner proposed. In conducting this review, the Plan Commission shall give specific attention to the scale of proposed operations in relation to the scale of prevailing or expected or nearby uses, the likelihood of problems arising through hours of operation, service demands upon the City, impacts on the neighborhood, and roads or service systems. Approvals may be conditioned, as necessary, to assure that the public interest will be served.

10.65 INDUSTRIAL (I) DISTRICT - OBJECTIVES

This District accommodates areas that are predominantly industrial in character. In the Middleton context, industrial includes light manufacturing, transportation and wholesaling operations, and a limited number of retail and service establishments. Within the community of Middleton, there are several high quality industrial areas having transportation and other services that are geared to industrial usage. As a general rule, these areas should be reserved for industrial and related uses, with retail establishments locating in the several business districts of the community.

10.66 INDUSTRIAL DISTRICT - ALLOWABLE USES

In this District, Allowable Uses are expressed in categories. The initial determination of whether a particular use or a portion of a particular use fits within a particular category as described below is to be made by the Zoning Administrator. Persons objecting to this initial determination may appeal the determination to the Plan Commission.