

City of Mayville, WI
Tuesday, June 18, 2024

Chapter 430. Zoning

Article V. Basic District Regulations

§ 430-40. B-1 Central Business District.

A. Intent. The B-1 Business District is intended to provide for orderly, appropriate regulations to ensure the compatibility of the diverse uses typical of the "downtown" area without inhibiting the potential for maximum development of commercial, cultural, entertainment, and other urban activities which contribute to its role as the "heart" of the City.

B. Principal uses. The principal uses are as follows:

Antique and collectors stores

Apparel repair

Automotive parts store

Bakeries

Banks, savings and loan associations, and other financial institutions

Barbershops

Bars and taverns

Beauty shops

Bookstores

Bowling alleys

Business offices ✕

Camera and photographic supply stores

Caterers

Clinics ✕

Clothing stores

Confectioneries

Delicatessens

Dental clinics ✕

Department stores

Drugstores

Fish markets

Florists

Fraternities

Fruit stores

Furniture stores

Furriers and fur apparel

Gift stores

Grocery stores
Hardware stores
Hobby and craft stores
Jewelry stores
Lodges
Meat markets
Music stores
Newspaper and magazine stores
Optical stores
Packaged beverage stores
Paint, glass and wallpaper stores
Pet shops
Photography and art studios
Professional offices ✕
Public utility offices
Radio and television stores
Restaurants
Secondhand stores
Self-service laundries and dry-cleaning establishments
Shoe repair stores
Shoe stores and leather goods stores
Soda fountains
Sporting goods stores
Stationery stores
Supermarkets
Theaters
Tobacco stores
Variety stores
Vegetable stores

C. Permitted accessory uses. Permitted accessory uses are as follows:
[Amended by Ord. No. 763-92]

- (1) Attached garages for storage of vehicles used in conjunction with the operation of the business or for the occupants of the premises.
- (2) Rental efficiency and one-bedroom apartments on a nonground level, provided that there shall be a minimum floor area of 400 square feet for an efficiency apartment, 500 square feet for a one-bedroom apartment, and 600 square feet for a two-bedroom apartment.

D. Conditional uses. Conditional uses are as follows: hotels; motels; medical clinics; dance halls; crematory services; gasoline service stations; automobile and truck rental services; automobile washing; veterinary clinics (provided that no service, including the boarding of animals, is offered outside of an enclosed building); utilities and essential services; new and used automobile agencies; aircraft and marine craft sales and the sale of tires, batteries and other automotive, marine and aircraft accessories; radio and television transmitting and receiving stations; detached garages for storage of vehicles used in conjunction with the operation of the business or for the occupants of the premises; and churches. Bus depots are permitted as conditional uses provided that all principal structures and uses are not less than 100 feet from any residential district lot line.
[Amended by Ord. No. 910-2000]

E. Lot area and width. Lot area and width requirements are as follows:

- (1) Minimum lot area: 4,000 square feet.
- (2) Minimum lot width: 40 feet.

F. Building height. Building height requirements are as follows: no building or parts of building shall exceed 45 feet in height.

G. Setbacks and yards. Setback and yard requirements are as follows:

- (1) No minimum setback shall be required.
- (2) No minimum side yard is required between structures and the lot line or between adjacent structures; however, where a side yard is provided, it shall be not less than eight feet in width.
- (3) There shall be a rear yard of not less than 25 feet.
- (4) Where Building Code requirements mandate setbacks greater than stipulated in this section, they shall apply.^[1]

[1] *Editor's Note: See Ch. 164, Building Construction.*

H. Site plans. Every builder of any building hereafter erected or structurally altered for use in the business district shall, before a building permit is issued, present detailed site plans pertaining to the proposed structures to the City Plan Commission, which will approve said plans only after determining that the proposed building will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or traffic congestion or otherwise endanger the public health or safety or substantially diminish or impair property values within the Central Business District.