

VILLAGE OF SISTER BAY ZONING CODE

1	Business Districts	54	(26)	Hobby and craft shops
2	Sec. 66.0320 B-1 General Business District	55	(27)	Hotel, condominium
3	The General Business district (B-1) is intended to	56	(28)	Hotel/motel
4	provide areas for attractive and accessible group-	57	(29)	Indoor institutional
5	ings of business, commercial, office and other	58	(30)	Infrastructure essential services
6	general retail uses in convenient locations outside	59	(31)	Information centers
7	of the Downtown Business district (B-3). This sec-	60	(32)	Insurance sales offices
8	tion provides standards for the orderly improve-	61	(33)	Interior decorators and furniture
9	ment and development within the general busi-	62		stores
10	ness district based on the following principles:	63	(34)	Jewelry stores
11	• Development that is consistent with the	64	(35)	Lawn and garden centers
12	natural environment.	65	(36)	Licensed massage therapy and body
13	• Development that maintains the Village's	66		work as certified by the State
14	traditional small town appearance, in	67	(37)	Liquor stores
15	which its housing, shops, work places,	68	(38)	Lumberyards
16	parks and civic facilities co-exist in rela-	69	(39)	Marinas
17	tive harmony.	70	(40)	Medical and dental clinics
18	• Development that balances the needs of	71	(41)	Municipal buildings
19	a resort town and a residential village.	72	(42)	Municipal utility facilities
20	• Designs that meet the architectural	73	(43)	Music stores
21	standards and enhance the Village's his-	74	(44)	Newspaper and magazine stores
22	toric architecture.	75	(45)	Office supplies and business ma-
23	(a) <u>Permitted Uses:</u> <i>(Amended Ordinance</i>	76		chine stores
24	<i>188-071211)</i>	77	(46)	Optical stores
25	(1) Antique and collectors stores	78	(47)	Paint, glass and wallpaper stores
26	(2) Art galleries or studios for photog-	79	(48)	Parks
27	raphy, painting, music, sculpture,	80	(49)	Pet stores and pet grooming
28	dance, pottery and jewelry	81	(50)	Pharmacy or drug store
29	(3) Auto sales and service	82	(51)	Photography studios
30	(4) Art supply stores	83	(52)	Physical fitness centers
31	(5) Banks/financial institutions	84	(53)	Plumbing and heating supplies
32	(6) Barber shops, beauty salons and	85	(54)	Printing services
33	spas	86	(55)	Professional offices
34	(7) Bed and breakfasts	87	(56)	Public parking lots
35	(8) Boat sales and service	88	(57)	Real estate offices
36	(9) Book or stationery stores	89	(58)	Radio and television studios
37	(10) Camera and photographic supply	90	(59)	Restaurant
38	stores	91	(60)	Retail electronic equipment sales
39	(11) Catering services	92	(61)	Self-service laundry and dry-
40	(12) Churches	93		cleaning
41	(13) Cinema, theater or performance hall	94	(62)	Shoe and leather goods stores
42	(14) Clothing stores	95	(63)	Single family housing as of January
43	(15) Commercial laundries	96		1, 2007
44	(16) Convenience store	97	(64)	Sporting goods stores
45	(17) Craft stores	98	(65)	Taverns or cocktail lounges
46	(18) Dance studio	99	(66)	Tobacco stores
47	(19) Florists	100	(67)	Trade and contractor shops
48	(20) Food stores	101	(68)	Travel agencies
49	(21) Funeral homes	102	(69)	Variety stores
50	(22) Gasoline service stations	103	(70)	Video productions
51	(23) Gift shops	104	(71)	Video tape sales and rental
52	(24) Group day care centers			
53	(25) Hardware stores			

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- 1 (b) Permitted Accessory Uses: (Amended Or- 52
 2 *dinance 188-071211)* 53
 3 (1) Accessory uses and structures. See 54
 4 section 66.0501 [See page 93] 55
 5 (2) Outdoor Displays. See section 56
 6 66.0506 [See page 103] 57
 7 (3) Solar collectors attached to the 58
 8 principal structure. 59
 9 (4) Accessory Residential Use. One 60
 10 single-family dwelling and a non- 61
 11 transient residential unit, located on 62
 12 the same property as the business 63
 13 provided that there shall be a mini- 64
 14 mum floor area as provided below. 65
 15 The on-site parking required for the 66
 16 accessory residential units must be 67
 17 available on site. (Amended Ordi- 68
 18 nance 128-061207) 69

Bedrooms	Minimum area
Efficiency	700
1	750
2 or more	850

- 19 (c) Conditional Uses: (Amended Ordinance 74
 20 *188-071211)* 75
 21 (1) Apartments (Subject to 76
 22 66.0320(g)(2)) 77
 23 (2) Commercial recreation facilities (in- 78
 24 door and outdoor), such as arcades, 79
 25 bowling alleys, clubs, dance halls, 80
 26 driving ranges, gymnasiums, health 81
 27 clubs, miniature golf facilities, pool 82
 28 and billiard halls and indoor skating 83
 29 rinks. 84
 30 (3) Congregate housing (Subject to 85
 31 66.0320(g)(2)) 86
 32 (4) Flea markets 87
 33 (5) Solar energy as accessory structure 88
 34 (6) Motor home and recreational vehi- 89
 35 cle sales and service 90
 36 (7) Non-village utility facilities 91
 37 (8) Light assembly, light manufacturing 92
 38 and related activities 93
 39 (9) Residential condominiums (Subject 94
 40 to 66.0320(g)(2)) 95
 41 (10) Seasonal employee housing (Subject 96
 42 to 66.0320(g)(2)) 97
 43 (11) Storage and related (Subject to 98
 44 66.0320(g)(1)) 99

- 45 (d) Lot Area and Width: 100
 46 (1) Lots not served by public sewer 101
 47 shall be a minimum of 25,000 102
 48 square feet in area and shall have a 103
 49 lot width of at least 100 feet. Corner 104
 50 lots shall have a lot width of at least 105
 51 110 feet. 106

- (2) Lots shall provide sufficient area 52
 and width for the principal struc- 53
 ture(s) and its accessory structures, 54
 off-street parking and loading areas, 55
 and required setbacks. 56
 (3) Lots served by public sewer shall be 57
 a minimum of 20,000 square feet in 58
 area and shall have a lot width of at 59
 least 60 feet. Corner lots shall have 60
 a lot width of at least 110 feet. 61

- (e) Building Height and Area: 62
 (1) No principal building shall exceed 63
 35 feet in height. No accessory 64
 building shall exceed 35 feet in 65
 height. 66
 (2) The total of the floor area on all 67
 floors of the principal building and 68
 all accessory buildings including the 69
 required parking, driveways and 70
 sidewalks shall not exceed 80 per- 71
 cent of the lot area and the balance 72
 shall be left as open space. 73
 (Amended Ordinance 159-120809) 74

- (f) Setbacks: 75
 (1) There shall be a minimum building 76
 front setback of a least 45 feet from 77
 the centerline of the right-of-way of 78
 all streets. 79
 (2) There shall be a minimum front set- 80
 back of at least 40 feet from the 81
 edge of the easement or edge of 82
 pavement for all buildings not on a 83
 public street. 84
 (3) There shall be a side setback on 85
 each side of all principal buildings 86
 of not less than ten feet. However, 87
 this may be increased upon the rec- 88
 ommendation of the Village Engi- 89
 neer in order to accommodate the 90
 required grading between proper- 91
 ties. 92
 (4) There shall be a rear setback of at 93
 least 20 feet. 94
 (5) Accessory buildings shall meet the 95
 same setbacks as principal buildings 96
 in the district. Other accessory 97
 building requirements are listed in 98
 section 66.0501 [See page 93] of 99
 this chapter. (Amended Ordinance 100
 207-100912) 101

- (g) Special Standards. 102
 This section supplements the standards 103
 contained in section 66.0320(d) through 104
 66.0320(f). It provides standards for the 105
 following land uses in order to control the 106

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1 scale and compatibility of those uses with-
2 in the B-1 district:
3 (1) The Plan Commission shall apply at
4 a minimum the following standards
5 when considering a conditional use
6 permit for storage buildings. The
7 minimum space for a storage unit
8 would be 1500 square feet and the
9 buildings containing the units will
10 be constructed of non-metal materi-
11 als other than doors and windows.
12 A storage building shall not contain
13 more than four storage units. Real or
14 false windows will be installed on
15 the exterior facing walls to reduce
16 the long blank wall appearance.
17 The buildings shall be set back a
18 minimum of 250 feet from the cen-
19 terline of State Highways 42 or 57
20 and screened from the highway by
21 other buildings. The storage spaces
22 may be for actual storage or to al-
23 low the owner or occupant to work
24 within the storage building for the
25 purposes of maintaining their be-
26 longings such as autos, boats and
27 other belongings. The buildings
28 shall have fire sprinklers upon oc-
29 cupancy. No overnight storage or
30 parking of material, vehicle, etc.
31 outside is permitted and none of the
32 overhead doors shall be visible from
33 an adjacent residential property.
34 (Amended Ordinance 130-071007)
35 (2) New apartment, congregate hous-
36 ing, seasonal employee housing and
37 residential condominium buildings
38 shall comply with the building
39 height and area standards as well as
40 the unit density requirements in the
41 R-2 district Section 66.0312 as well
42 as the other requirements as exist
43 including the requirement that the
44 property is served by public sewer
45 and water. The conversion of exist-
46 ing commercial buildings into
47 apartments, congregate housing,
48 seasonal employee or residential
49 housing shall comply with the resi-
50 dential parking requirements. As
51 part of the conversion of an existing
52 commercial building to one of the
53 listed uses above, if there is any
54 building addition at that time or in
55 the future, the building addition is
56 subject to the building height and

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area standards as well as the unit
density requirements in the R-2 dis-
trict Section 66.0312 as well as the
other requirements as exist.
(Amended Ordinance 165-120809)