

Purpose: This district is intended for a mix of office, commercial and light industrial uses in a business park setting that is developed under a unified plan. It is further the intent of this district that resulting commercial traffic shall not be channeled through residential areas, and that reasonable restrictions will be implemented to protect neighboring residential properties.

1. **Permitted Principal Uses and Structures**

- (a) Business and professional offices, including banks and other financial institutions, insurance and real estate, travel agency, medical or dental clinic, attorney's office, engineering office and uses of a similar nature.
- (b) Industrial equipment and supply establishments and uses of a similar nature, provided that not more than 50% of the lot shall be used for outdoor storage.
- (c) Service contractors, such as plumbing and electrical, provided that not more than 50% of the lot shall be used for outside storage.
- (d) Building equipment and supply establishments provided that not more than 50% of the lot shall be used for outside storage.
- (e) Sales, service and repair of automobiles, boats, motorcycles, construction equipment and farm implements.
- (f) Printing and publishing establishments.
- (g) Transportation terminals and warehouse establishments not to exceed 40,000 square feet in area. The 40,000 square feet limitation shall not apply to properties located within 1,000 feet of a State Trunk Highway.
- (h) Service establishments catering to commercial and industrial uses including business machine services, linen supply, (covered in g), communication services,

canteen services, barber or beauty shop, shoe repair, laundry or dry cleaning outlets, appliance repair, photographic or dance studio and uses of a similar nature.

- (i) Laboratories and cleaning and testing establishments provided such uses are conducted within a completely enclosed building and no smoke, odor, noise or other noxious effects are detectable to normal senses beyond the lot lines.
- (j) Packaging and bottling establishments provided such uses are conducted within a completely enclosed building and no smoke odor, noise or other noxious effects are detectable to normal senses beyond the lot lines.
- (k) Public utility installations not requiring a "certificate of public convenience and necessity" issued by the Wisconsin PSC.
- (l) Manufacturing uses including production and processing of materials and goods (except refining, smelting, sawmills, canneries and food processing, fertilizer, chemical, acid, glue, cement, lime or gypsum, wrecking yards or slaughterhouses) provided all production and processing are conducted within a completely enclosed building not to exceed 40,000 sq. ft. in area and no smoke, odor, noise or other noxious effects are detectable to normal senses beyond the lot lines. No uses that primarily handle, store or ship waste materials are permitted. The 40,000 square feet limitation shall not apply to properties located within 1,000 feet of a State Trunk Highway.
- (m) Trucking and excavating establishments provided that not more than 50% of the lot shall be used for outside storage; raw materials are not stored on site; and the property is located not less than 1000 feet from a planned residential district (as described in the adopted Greenville Comprehensive Plan) or existing residential cluster of 3 or more homes. The 1,000 feet restriction shall not apply to properties located within 1,000 feet of a State Trunk Highway.

- (n) Retail outlets including the sale of food, liquor, wearing apparel, art or photographic supplies, printing, books or stationary, jewelry, luggage, florist or gifts, drugs, pets, home furnishings and appliances, sporting goods or hobbies, automotive parts, hardware and building supply establishments and uses of a similar nature.
- (o) Taverns and restaurants
- (p) Office equipment and supplies
- (q) Garden center, plant nursery or landscape contractor
- (r) Veterinary offices
- (s) Mortuaries
- (t) Equipment rental
- (u) Mini-warehouses
- (v) Car washes.

2. **Permitted Accessory Uses and Structures**

- (a) Uses and structures customarily accessory and clearly incidental to permissible principal uses and structures.
- (b) Outside storage of materials and products provided such storage shall be behind the front building face line, 20 feet from the side lot line and 25 feet from the rear lot line and shall meet the Town's landscaping requirements. No outside storage areas shall be located within 1000 feet of a planned residential district (as described by the adopted Greenville Comprehensive Plan) or existing residential clusters of 3 or more homes, or within 100 feet of a commercially zoned district, unless approved by the Planning Commission during site plan review. For properties located within 1000 feet of a State Trunk Highway outside storage areas shall be allowed within

600 feet of a planned residential district (as described by the adopted Greenville Comprehensive Plan) unless approved by the Planning Commission during site plan review.

- (c) Trash collection areas screened as per Town ordinances.
- (d) Rail Service is prohibited.

3. Special Exception Uses and Structures

- (a) Communication towers, not to be located less than 1000 feet from a planned residential district (as described by the adopted Greenville Comprehensive Plan) or existing residential clusters of 3 or more homes.
- (b) Outdoor recreational establishments such as archery ranges, miniature golf, amusements and other similar uses.

4. Dimensional Requirements- Commercial Establishments

- (a) **Lot Area** Minimum 16,000 sq. ft.
- (b) **Lot Width** Minimum 90 feet
- (c) **Front Yard** Town Road- Minimum 37ft.
County or State Road- 55ft.
- (d) **Rear Yard** Minimum 25 feet
- (e) **Side Yards** 25 feet aggregate, 10 feet minimum-per side
- (f) **Lot Coverage** Maximum 50%
- (g) **Height** Maximum 36 ft.

5. Dimensional Requirements - Industrial Establishments

- (a) **Lot area** Minimum 30,000 sq ft.

- (b) **Lot Width** Minimum 150 ft.
- (c) **Front Yard** Town Road-Minimum 37 ft.
County or State Road-55 ft.
- (d) **Rear Yard** Minimum 40 ft.
- (e) **Side Yard** 25 ft. aggregate, 10 ft. minimum per side
- (f) **Lot coverage** Maximum 50%
- (g) **Height** Maximum 36 ft.
- (h) **Building Separation** Minimum separation of 16 ft. between all buildings. All accessory structures shall meet the minimum yard requirements.
- (i) **Building Fronts** The fronts of all principal buildings shall be faced with decorative masonry, glass, wood, steel or other materials of suitable aesthetic, safety and durability value.
- (j) **Site Plans** Reviewed as per Town Ordinances.

6. **Shipping and Receiving docks.** Within 1000 feet of a planned residential district (as described by the adopted Greenville Comprehensive Plan) or existing residential cluster of 3 or more homes, shipping and receiving docks shall be located on the farthest side of the building from the residential district to reduce noise and visual nuisance. This restriction shall not apply to properties located within 1000 feet of a State Trunk Highway.

7. **Hours of operation.** Establishments located within 1000 ft. of a planned residential district (as described by the adopted Greenville Comprehensive Plan) or existing residential cluster of 3 or more homes (Public Hearing Draft Amendment) shall produce no noise detectable to normal senses beyond the lot lines as a result of any

permitted principal or accessory use, including shipping and receiving dock operation) between the hours of 6:30 PM and 6:30 AM. This restriction will not apply to retail, restaurant, amusement or businesses of a similar nature, nor properties located within 1000 feet of a State Trunk Highway.

8. **External Lighting.** No operation or activity shall produce any intense glare or lighting with the source directly visible beyond the Business Park District boundaries.
9. **Off-Street Parking Requirements.** - See Section 7.06
10. **Permitted Accessory Signs.** - See Section 7.07
11. **Landscaping Requirements.** - See Section 7.08