

**7.18 CP PLANNED COMMERCIAL DISTRICT**

**Purpose.** This district is intended to apply to large-scale commercial developments with either single or multiple buildings on a single lot or parcel designed and managed as a single entity. This district should be located such that there is direct access to major arterial streets and highways.

**(1) Permitted Principal Uses and Structures.**

- (a) Business and professional offices.
- (b) Art gallery, museum, library, community center, publicly owned and operated recreational facilities.
- (c) Hotels and restaurants.
- (d) Clubs and organizations.
- (e) Retail shopping centers provided all sales and storage are conducted within a completely enclosed building.
- (f) Hospitals, health centers, nursing homes and convalescent homes.
- (g) Vocational, trade or business schools.
- (h) Publicly owned auditoriums or convention centers.

**(2) Permitted Accessory Uses and Structures.**

- (a) Uses and structures which are customarily accessory and clearly incidental and subordinate to permissible principal uses and structures.
- (b) Public utility installations not requiring a "certificate of public convenience and necessity" issued by Wisconsin PSC.

**(3) Special Exception Uses and Structures.**

- Setbacks to be determined by the Town Board in the special use permit process, but not less than setbacks established in zone.
- (a) Privately owned auditoriums or convention centers.
  - (b) Privately owned sporting and recreational facilities.

(c) Planned Unit Developments (PUD).

(d) Public utility installations requiring a "certificate of public convenience and necessity" issued by Wisconsin PSC.

**(4) Dimensional Requirements**

**(a) All Permissible Principal Uses and Structures.**

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|-----|---------------------|--|
| (1) | <u>Lot area</u>     | Minimum two acres  |
| (2) | <u>Lot width</u>    | Minimum 200 feet   |
| (3) | <u>Front yard</u>   | Town Road - Minimum 37 feet<br>County or State Road - 55 feet  |
| (4) | <u>Rear yard</u>    | Minimum 25 feet  |
| (5) | <u>Side yards</u>   | Minimum 20 feet  |
| (6) | <u>Lot coverage</u> | Maximum 50%  |
| (7) | <u>Height</u>       | Maximum 50 feet unless approved by<br>the Planning Commission. |

This district contemplates more than one principal building on a lot. There are no minimum lot area requirements per building. However, no building shall be located within 30 feet in a side yard or 30 feet in a rear yard of another building. For every two (2) feet in height above 50 ft or 4 stories, the width or depth of yards adjacent to exterior lot lines shall be increased one (1) foot. A site plan under Section 7.25 is required.

**(b) Accessory Structures.**

**For buildings 150 square feet in area or smaller:**

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|-----|---------------------|---|
| (1) | <u>Front yard</u>   | Town Road - Minimum 37 feet<br>County or State Road - 55 feet |
| (2) | <u>Rear yard</u>    | Minimum 6 feet  |
| (3) | <u>Side yards</u>   | Minimum 6 feet  |
| (4) | <u>Height</u>       | Maximum 15 feet   |
| (5) | <u>Lot coverage</u> | See 7.05 (3)  |

- (6) No building shall be located within 12 feet of any other building.

**For buildings 151 to 750 square feet in area:**

- (1) Front yard           Town Road - Minimum 37 feet  
County or State Road - 55 feet
- (2) Rear yard            Minimum 12 feet
- (3) Side yards          Minimum 12 feet
- (4) Height                Maximum 20 feet
- (5) Lot coverage        See 7.05 (3)
- (6) No building shall be located within 12 feet of any other building.

Accessory buildings larger than 750 square feet shall meet all requirements of other principal uses and structures.

- (5) **Off-Street Parking Requirements** - See Section 7.06
- (6) **Permitted Accessory Signs** - See Section 7.07
- (7) **Landscaping Requirements** - See Section 7.08