



GRAFTON
QUALITY LIFE. NATURALLY.

Town of Grafton Ordinance No. 2013-05

**AN ORDINANCE AMENDING TITLE 9, CHAPTER 1, ZONING
OF THE CODE OF ORDINANCES, TOWN OF GRAFTON, WISCONSIN,
ADDRESSING THE B-1 AND B-2 BUSINESS DISTRICTS**

WHEREAS, it is deemed to be in the best interest of the Town of Grafton that the Municipal Code of the Town of Grafton be further modified and amended in the manner hereinafter more particularly set forth; and

WHEREAS, a Notice of Public Hearing before the Town Board was duly published in the *Ozaukee Press* on April 18, 2013, and April 25, 2013; and

WHEREAS, a Public Hearing was held before the Town Board on May 8, 2013, regarding the proposed Amendments to the Town's Code of Ordinances; and

WHEREAS, based on the above, it is deemed to be in the best interest of the Town of Grafton that the Municipal Code of the Town of Grafton be further modified and amended in the manner hereinafter more particularly set forth below.

NOW, THEREFORE, the Town Board of the Town of Grafton does hereby ordain as follows:

Section 1:

Section 9.1.3.09 of the Town of Grafton Code of Ordinances is hereby amended as provided below by adding the underlined language:

9.1.3.09 B-1 Business District

The B-1 Business District is intended to provide for the orderly and attractive grouping at appropriate locations of retail and service establishments serving residents of the Town.

(A) Permitted Uses.

- (1) Bakery shops.
- (2) Barber shops.
- (3) Beauty shops.
- (4) Business offices.
- (5) Clothing stores.
- (6) Confectionaries and delicatessens.
- (7) Essential services.
- (8) Florists.
- (9) General retail.
- (10) Gift shops.
- (11) Hobby shops.
- (12) Jewelry stores.
- (13) Medical/Dental clinics.
- (14) Music stores.
- (15) Office supply stores.
- (16) Optical stores.
- (17) Pharmacies.
- (18) Photography stores.
- (19) Rental Apartments on a non-ground floor provided there is a minimum floor area of 650 square feet for a one-bedroom apartment and 750 square feet for a two-bedroom or larger apartment. This permitted use is only applicable to the existing Stonecroft development (Tax Key #06-058-00-00-002), seeing that it is a unique and incomparable development within the Town of Grafton's B-1 Business District.
- (20) Rental Apartments on a ground floor. This permitted use is only applicable to the existing Stonecroft development (Tax Key #06-058-00-00-00-002), seeing that it is a unique and incomparable development within the Town of Grafton's B-1 Business District.

Section 2:

Section 9.1.4.08 of the Town of Grafton Code of Ordinances is hereby amended as provided below by deleting the language struck out and renumbering the remaining paragraphs:

9.1.4.08 Business Uses

The following business uses shall be conditional uses and may be permitted in the B-1 Business District and B-2 Business District:

- (A) Appliance Stores
- (B) Banks
- (C) Department Stores
- (D) Drive-In Establishments serving food or beverages for consumption outside the structure
- (E) Fish Markets
- (F) Funeral Homes provided all principal structures and uses are not less than 50 feet from any lot line
- (G) Furniture Stores
- (H) Garden Shops
- (I) Gasoline and Service Stations and car washing provided that all gas pumps are not closer than 30 feet from a street right-of-way line or other property line.
- (J) Grocery Stores
- (K) Hardware Stores
- (L) Landscaping Business – Level 1, Level 2 and Level 3
- (M) Laundry and Dry Cleaning (5 employees maximum)
- (N) Liquor Stores
- (O) Motels
- (P) Outdoor Storage – B-1 District Only
- (Q) Pet Shops
- (R) Public Parking Lots – B-1 District Only
- (S) Radio and Television Studios
- (T) Rental Apartments on a non-ground floor provided there is a minimum floor area of 500 square feet for a one-bedroom apartment and 750 square feet for a two-bedroom or larger apartment. – B-1 District Only
- ~~(U) Rental Apartments on a ground floor. This conditional use is only applicable to the existing Stonecroft development (Tax Key #06-058-00-00-002), seeing that it is a unique and incomparable development within the Town of Grafton's B-1 Business District.~~
- (U) Restaurants, Clubs, Taverns and Cocktail Lounges
- (V) Sporting Goods Stores
- (W) Vehicle Sales and Services
- (X) Drive-Through Establishments serving food or beverages

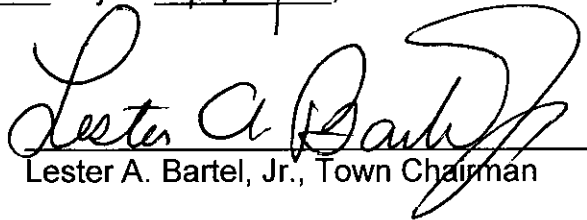
Section 3:

Except as hereinabove specifically modified and amended, the Code of Ordinances, Town of Grafton, Wisconsin, shall remain in full force and effect exactly as originally adopted and previously amended. All ordinances or parts of ordinances inconsistent with or in contravention of the provisions of this Ordinance are hereby repealed.

Section 4:

This Ordinance shall take effect and be in full force from and after its passage and publication or posting.

Adopted by the Town Board of the Town of Grafton, Ozaukee County, Wisconsin, at its regularly scheduled meeting on this 8th day of May, 2013.


Lester A. Bartel, Jr., Town Chairman


Amanda L. Schaefer, Town Clerk

Publication Date: May 16, 2013
Posting Date: N/A, 2013