

**CITY OF RICHLAND CENTER
INDUSTRIAL DISTRICTS (409.06)
AND
INDUSTRIAL PARK DISTRICT (410.11)
PERFORMANCE STANDARDS:**

**409.06 PERFORMANCE STANDARDS APPLICABLE TO AN "IND"
INDUSTRIAL DISTRICT.**

- (1) **Applicability of General Performance Standards.** All general performance standards made applicable by subchapter 400.07 shall apply to all uses in "IND" Industrial Districts.
- (2) **Specific Standards Applicable to "IND" Industrial Districts.** In addition to the general performance standards set forth in subchapter 400.07, no use in any "IND" Industrial District shall fail to comply with the following performance standards:
 - (a) **Vibration.** No use in any Industrial District shall produce, cause or generate any vibration discernible beyond the property line of the property upon which the use is, being carried out to the human sense of feeling for three minutes or more duration in any one hour and any vibration producing an acceleration of more than 0.1 grains or resulting in any combination of amplitudes and frequencies beyond the "safe" range of Table 7, United States Bureau of Mines Bulletin No. 442, "Seismic Effects of Quarry Blasting," on any structure.
 - (b) **Screening.** Any industrial use on a Lot abutting an "R" District shall provide and maintain a wall fence or planting so as to screen and reduce the noise and dust between the two uses and to inhibit eye level vision between the residential and industrial areas.
 - (c) **Glare and Heat.** Any industrial use or operation producing intense glare or heat shall be per-formed within an enclosure so as not to be perceptible at the property line.
 - (d) **Noise.** No use shall be carried on in any manner which produces noise perceptible at any lot line of the lot on which the use is conducted at a level which at any time exceeds fifty (50) decibels, measured at any point on or outside the lot line.
 - (e) **Industrial Waste Material.** Industrial waste material shall not be washed or allowed to run off into the public streets, into any public storm sewer system, nor into the sanitary sewer system without first having received approval from the City Council. If said approval is not granted, a method of disposal shall be

devised which will not require additional land for continued operation and will not cause a detrimental effect to the adjacent land. Should the industrial waste be of a solid form rather than fluid, the storage area shall be so located and fenced as to be removed from public view, and a maximum amount of accumulation determined along with a satisfactory method of disposal. Any violation of applicable Wisconsin Statute or duly promulgated administrative rule of the Wisconsin Department of Natural Resources in regard to the storage or disposal of industrial waste material shall also constitute a violation of this Zoning Ordinance.

410.11 PERFORMANCE STANDARDS APPLICABLE IN AN INDUSTRIAL PARK DISTRICT.

(1) PERFORMANCE STANDARDS IN GENERAL. The performance standards established in this section are designed to encourage a high standard of development by providing assurance that neighboring land uses will be compatible. The performance standards are also designed to prevent and eliminate those conditions that cause urban blight. All future development shall be required to meet these standards. The standards shall also apply to existing development where so stated.

Before any building permit is approved, the Building Inspector shall determine whether the proposed use will conform to the performance standards. The developer shall supply data necessary to demonstrate such conformity. Such data may include description of equipment to be used, hours of operation, method of refuse disposal, type, and location of exterior storage, etc. It may occasionally be necessary for a developer or business to employ specialized consultants to demonstrate that a given use will not exceed the performance standards.

(2) REFUSE. All waste material, debris, refuse, unused construction materials, or garbage shall be kept in an enclosed building or in an area visually screened from access streets and from adjacent occupied properties. The owner of vacant land shall be responsible for keeping such land free of visible refuse and noxious weeds.

(3) EXPLOSIVES. No activities involving the storage, utilization or manufacture of materials or products capable of rapid decomposition by detonation, including but not limited to TNT, dynamite and similar nitrates and other substances commonly used as explosives or as projectile propellants, shall be permitted except those for which the Common Council shall have granted a Conditional Use Permit allowing such activities. If such a Conditional Use Permit is issued, such materials shall be stored and utilized in conformity with all statutes, laws and regulations of Federal and State law. Any violation of Federal

or State law in regard to the storage or utilization of such explosives shall also constitute a violation of this Zoning Ordinance.

(4) FLAMMABLE OR HAZDOUS MATERIALS. Any flammable liquids or hazardous materials shall be stored and utilized in conformity with all statutes, laws and regulations of Federal and State law. Any violation of Federal or State law in regard to the storage or utilization of flammable liquids or hazardous materials shall also constitute a violation of this Zoning Ordinance.

(5) RADIATION AND ELECTRICAL EMISSIONS. No activities shall be permitted that emit measurable radioactivity beyond enclosed structures. There shall be no electrical disturbance (except from domestic household appliances) adversely affecting the operation at any point of any equipment other than that of the creator of such disturbances.

(6) VIBRATION. No use shall produce, cause or generate any vibration discernible beyond the property line of the property upon which the use is being carried out to the human sense of feeling for three minutes or more duration in any one hour and any vibration producing an acceleration of more than 0.1 grains or resulting in any combination of amplitudes and frequencies beyond the "safe" range of Table 7, United States Bureau of Mines Bulletin No. 442, "Seismic Effects of Quarry Blasting," on any structure.

(7) TRASH BURNING. No burning of trash, cardboard, waste paper, wood scraps or other refuse, either within or outside an incinerator, shall be carried on in any District at a location which is within three hundred feet (300') of any building or structure which is being occupied as a residence.

(8) GLARE AND NEAT. Any industrial use or operation producing intense glare or heat shall be performed within an enclosure so as not to be perceptible at the property line.

(9) SMOKE AND PARTICULATE AIR CONTAMINANTS. No smoke or other particulate air contaminants shall be released unless such release shall be permitted under all statutes, laws and regulations of Federal and State law. Any violation of Federal or State law in regard to the release of smoke or other particulate air contaminants shall also constitute a violation of this Zoning Ordinance.

(10) MALODOROUS MATERIALS AND PROCESSES. No use shall be carried on which produces any noxious, unpleasant or malodorous condition which is detectable at the lot line without the use of instruments.

(11) NOISE. No use shall be carried on in any manner which produces an aggregate sound intensity level which at any point on the lot line or boundary line of any individual parcel or on the boundary of the zoning district in which the use

is carried on, an aggregate sound intensity level of any operation or of any plant, business or other operation (other than the operation of motor vehicles or other transportation facilities) exceeds the decibel levels in the designated octave bands shown in the following table:

MAXIMUM PERMITTED SOUNDED LEVEL IN DECIBELS

Octave Band [Frequency in Industrial cycles per second] Boundaries	Along Lot Line or Parcel Boundaries	Along Park
0 to 75	72	79
76 to 150	67	74
151 to 300	59	66
301 to 600	52	59
601 to 1200.....	46	53
1201 to 2400	40	47
2401 to 4800	34	41
above 4800	32	39

Sound levels shall be measured with a sound level meter and associated octave band filter manufactured to standards prescribed by the American Standards Association or by any other method of measuring which is commonly used for such purpose and which is generally deemed to be scientifically reliable. Impulsive noises shall be subject to the performance standards hereinafter prescribed providing that such noises shall be capable of accurate measurement with the equipment utilized.

(12) INDUSTRIAL WASTE MATERIAL. Industrial waste material shall not be discharged onto the ground or washed nor deposited directly or indirectly onto any public street, into the public storm sewer system nor deposited, directly or indirectly, into the sanitary sewer system. Any violation of the Federal Clean Water Act, of any applicable Wisconsin Statute or of any duly promulgated provision of the Wisconsin Administrative Code in regard to the storage or disposal of industrial waste material shall also constitute a violation of this Zoning Ordinance. The foregoing shall not be deemed to prohibit the City of Richland Center from entering into agreements with users whereby industrial wastes are accepted into the public sewer system for treatment, or the deposition of such materials into the sewer system pursuant to such a specific agreement with the City.

(13) MAINTENANCE OF STRUCTURES, LANDSCAPING AND FENCES. All structures, required landscaping and fences, including trees, bushes and similar landscaping features, shall be maintained so as not to be

unsightly or present harmful health or safety conditions. Any damage to or deterioration thereof, whether caused by act of man or by act of God shall be promptly repaired.