

**CITY OF RICHLAND CENTER
INDUSTRIAL DISTRICTS (GENERAL I-2)**

PERFORMANCE STANDARDS

479.15 PERFORMANCE STANDARDS

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.

- (1) **Exterior Storage in Residential Districts.** All materials and equipment shall be stored within a building or fully screened so as not to be visible from adjoining properties or from any public street, except for the following:
- (a) Laundry being dried.
 - (b) Recreational equipment, other than boats and trailers.
 - (c) Boats and unoccupied recreational-type trailers, less than twenty (20) feet in length, if store in the rear yard and more than five (5) feet from any property line.
 - (d) Construction and landscaping materials and equipment currently being used on the premises for improvements to the premises.
 - (e) Agricultural equipment and materials currently being used on the premises.
 - (f) Off-street parking of passenger automobiles and pick-up trucks owned by residents of the premises.
 - (g) Heating wood intended for use on the premises, but not heating wood being held for sale.
- (2) **Refuse in all Districts.** All waste material, debris, refuses, unused construction materials, or garbage shall be kept in an enclosed building or properly contained in a closed container designed for such purposes. The owner of vacant land shall be responsible for keeping such land free of visible refuse and noxious weeds. Existing uses shall comply with this provision within six (6) months following the effective date of this Chapter.

- (3) **Off-Street Loading.** In connection with any structure which is to be erected or substantially altered, which requires the receipt or distribution of materials or merchandise by or from trucks, vans or similar vehicles, there shall be provided off-street loading space for such trucks, vans or other vehicles.
- (4) **Traffic Control.** The traffic generated by any use shall be channel zed and controlled in a manner that will avoid: (a) Congestion on the public streets, and (b) Traffic hazards, and (c) Excessive traffic through residential areas, particularly truck traffic. Internal traffic shall be so regulated as to ensure its safe and orderly flow. Traffic into and out of business and industrial areas shall in all cases be forward moving with no backing into streets. No access drive or curb cut shall be located within ten (10) feet of any two intersecting street right-of-way lines and shall not encroach on the full radius of corner curbing.
- (5) **Drainage.** No Land shall be privately developed and no private use shall be permitted which results in water run-off causing flooding or erosion on adjacent properties. Such run-off shall be properly channeled into a storm drain, water course, ponding area, or other public facility.
- (6) **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 such as are specifically licensed by the Common Council or for which the Common Council shall have granted a Conditional Use Permit allowing such activities.
- (7) **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.
- (8) **Landscaping.** In all districts except “C-2” and “I-2”, all developed uses shall provide a landscaped yard along all streets. This yard shall be kept clear of all structures and storage. Except for areas which are used as driveways, the yard shall extend along the entire frontage of the lot, and along both streets in the case of a corner lot. Such yard shall have a depth of at least fifteen (15) feet. Such yard shall be at or above the level of the grade of any adjacent sidewalk, and shall be covered with grass, trees, shrubs or similar landscape features.
- (9) **Maintenance.** In all Districts, 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.
- (10) **Standards in Industrial Districts.** Within any “I-1” or “I-2” Districts, no structure or premises 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 performed within an enclosure so as not to be perceptible at the property line.
- (e) **Industrial Waste Material.** Industrial waste material shall not be washed into the 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 Chapter.

479.16 OFF-STREET PARKING AND LOADING.

(1) **Surfacing and Drainage.** Off-street parking and loading areas shall be improved with a concrete or asphalt surface or with a crushed rock

The parking areas shall be so graded and drained as to dispose of all surface water accumulation within the area in accord with the overall drainage plan for the industrial park.

- (2) **Location.** All accessory off-street parking facilities required herein shall be located as follows:
- (a) Spaces accessory to one and two family dwellings shall be on the same lot as the principal use served.
 - (b) Spaces accessory to multiple family dwellings shall be on the same lot as the principal use served or within four hundred (400) feet of the main entrance to the principal building served.

- (c) Spaces accessory to uses located in a business or industrial district shall be within eight hundred (800) feet of a main entrance to the principal building served.
 - (d) There shall be no off-street parking space within three feet of any right-of-way.
 - (e) No off-street open parking area containing more than four (4) parking spaces shall be located closer than fifteen (15) feet from an adjacent lot zoned for residential purposes.
- (3) **Access.** All off-street parking spaces shall have access off driveways and not directly off the public street.
- (4) **Determination of Areas.** The design of off-street parking areas shall conform to the standards as set forth in the publication, Parking Guide for Cities, US Department of Commerce, Bureau of Public Roads, 1956.
- (5) **Truck Parking in Residential Areas.** No motor vehicle over two and one-half ton capacity bearing a commercial licensed trailer, shall be parked or stored in a platted residential district except when loading, unloading, or rendering a service.
- (6) **Other Parking in Residential Areas.** Parking in residential areas (off-street and on street) shall be limited to the use of the residents of those homes. Except for short-term parking (six hours or less), the number of vehicles parking on or in front of a residential lot shall not exceed double the amount of persons residing on the premises and having automobile driver's licenses.
- (7) **Signs.** Signs located in parking areas necessary for orderly operation of traffic movement shall be permitted in addition to other signs permitted by this Chapter, and by any other ordinance regulating signs.
- (8) **Lighting.** Lighting used to illuminate off-street parking areas shall have no direct source of light visible from a street or adjacent land.
- (9) **Reduction of Parking Areas.** Off-street parking spaces shall not be reduced in number unless said number exceeds the requirement set forth herein.\
- (10) **Parking in the Central Business District.** Uses located within the Central Business district are exempt from all off-street parking and loading requirements.
- (11) **Off-Street Parking.** The following minimum parking spaces shall be provided:
- a. **Single Family Dwellings.** One space per lot.
 - b. **Multiple Dwellings.** One and one-half (1 ½) spaces per dwelling unit.
 - c. **Motel, Motor Hotel, Motor Court or Hotel.** At least one (1) parking space for each guest room provided in the design of the building plus one for each employee.
 - d. **School** – High School through College: At least one (1) parking space for each seven (7) students based on design capacity plus one (1) for each three (3) classrooms.

- e. **Churches, Auditoriums, Undertaking Establishments:** At least one (1) parking space for each three and one-half (3 ½) seats based on the design capacity of the main assembly hall.
- f. **Theatre, Athletic Fields:** At least one (1) parking space for each six (6) seats of design capacity.
- g. **Community Center, Post Office, Y.M.C.A., Physical, Cultural, Studio, Pool Halls, Libraries, Private Clubs, Lodges, Museums:** Ten (1) spaces plus one (1) for each three hundred (300) square feet of floor area in excess of two thousand (2,000) square feet of floor area in the principal structure.
- h. **Hospital:** At least one (1) parking space for each three (3) hospital beds.
- i. **Golf Courses, Country Clubs, Tennis Clubs, Public Swimming Pools:** Twenty (20) spaces plus one (1) for each three hundred (300) square feet in excess of one thousand (1,000) square feet of floor space in the principal structure.
- j. **Day Nurseries:** Two (2) plus one (1) for each five hundred (500) square feet in excess of one thousand (1,000) square feet of floor space in the principal structure.
- k. **Office Buildings and Professional Offices having less than 6,000 square feet of floor area:** One (1) parking space for each one hundred and fifty (150) square feet of floor area.
- l. **Office Buildings and Professional Offices having 6,000 square feet or more of floor area, Banks, Savings Institutions:** At least one (1) parking space for each two hundred (200) square feet of floor area.
- m. **Drive-In Establishments:** At least one (1) parking space for each fifteen (15) square feet of floor area in the building.
- n. **Bowling Alley:** At least eight (8) parking spaces for each alley.
- o. **Motor Fuel Stations and Motor Station Convenience Stores:** A minimum of four (4) outside parking plus three (3) additional outside parking spaces for each enclosed service stall shall be provided. One (1) additional outside parking space shall be provided for each one hundred and fifty (150) square feet of floor space devoted to retail sales in a motor fuel station convenience store.
- p. **Retail Sales and Service Establishments:** At least one (1) off-street parking space for each one hundred (100) square feet of net floor area.
- q. **Restaurants, Cafes, Bars, Taverns, Night Clubs:** At least one (1) for each eighty (80) square feet of public floor area.
- r. **Furniture Store, Appliance Store, Warehouse under 15,000 square feet of floor area, Auto Sales, Grain Houses, Kennels and Studios:** At least one (1) parking space for each five hundred (500) square feet in excess of the first five hundred (500) square feet of floor area in the principal structure.
- s. **Auto Repair - Major, Bus Terminals, Taxi Terminals, Boat and Marine Sales, Bottling Companies, Shop for Trade employing six (6) people or less, Garden Supply Stores, Building Material Sales:** At least eight (8) off-street parking spaces, plus one (1) additional space for each eight hundred (800) square feet of floor area over one thousand (1,000) square feet.
- t. **Public Auction House, Golf Driving Range, Miniature golf, Outdoor Amusement Facility and Similar Uses:** At least fifteen (15) off-street parking

spaces, plus one (1) additional space for each three hundred (300) square feet of floor area over two thousand (2,000) square feet.

- u. **Skating Rinks, Dance Halls:** At least one hundred (100) off-street parking spaces plus one (1) additional space for each fifty (50) square feet over two thousand (2,000) square feet.
- v. **Manufacturing, Fabrication or Processing of a Product or Material:** At least four (4) off-street parking spaces plus one (1) additional space for each eight hundred (800) square feet of building. One (1) additional off-street parking space shall be provided for each twenty-five hundred (2,500) square feet or fraction thereof of land devoted to outside storage.
- w. **Warehouse over 15,000 square feet of floor area, Storage Handling of Bulk Goods:** At least one (1) for each two thousand (2,000) square feet of floor area.
- x. **Bed and Breakfast Establishments:** At least one (1) off street parking space for each two (2) beds plus one for each two (2) employees or proprietors.

(12) **Off-Street Loading.** The regulations and requirements set forth in this Section shall apply both to the required loading and unloading facilities and to non-required loading and unloading facilities in all the districts. If, in the application of the requirements of this Section, a fractional number is obtained, one (1) loading space shall be provided for a fraction of one-half (1/2) or more and no loading space shall be required for a fraction of less than one-half (1/2).

- a. **Location:** All loading berths shall be twenty-five (25) feet or more from the intersection of two (2) street right-of-way lines. Loading berths shall not occupy any yard requirement bordering a street.
- b. **Size:** Unless otherwise specified, the first berth required shall not be less than twelve (12) feet in width and fifty (50) feet in length. Additional berths shall be not less than twelve (12) feet in width and twenty-five (25) feet in length. All loading berths shall maintain a height of fourteen (14) feet or more.
- c. **Access:** Each loading berth shall be located with approximate means of access to a public street or alleys in a manner which will least interfere with traffic.
- d. **Surfacing:** All loading berths and access ways shall be improved with a concrete or bituminous surface, or with a crushed rock or an equally durable surface which shall be maintained so as not to create a nuisance due to dust.
- e. **Accessory Uses:** Any area allocated as a required loading berth or access drive so as to comply with the terms of this Chapter shall not be used for the storage of goods or inoperable vehicles nor be included as a part of the area necessary to meet the off-street parking area requirements.
- f. **Number of required loading berths:**
 - i. **Auditorium, Convention Hall, Public Buildings, Hospitals, Schools, Hotels, Sports Arena:** At least one (1) loading berth twenty-five (25) feet in length for each building having one thousand (1,000) to ten thousand (10,000) square feet of floor area. For these buildings having ten thousand and one (10,001) square feet of floor space to one hundred thousand (100,000) square feet of floor area or fraction thereof, one (1) additional loading berth fifty (50) feet in length.
 - ii. **Retail Sales and Service Stores, Offices:** At least one (1) loading berth twenty-five (25) feet in length for each building having six thousand

(6,000) square feet of floor area or more plus one (1) additional loading berth fifty (50) feet in length for each twenty-five thousand (25,000) square feet of floor area up to one hundred thousand (100,000) square feet.

- iii. **Manufacturing, Fabrication, processing and Warehousing:** At least one (1) loading berth twenty-five (25) feet in length for each building having three thousand (3,000) square feet or fraction thereof plus one (1) loading berth fifty (50) feet in length for each twenty-five thousand (25,000) square feet of floor area up to one hundred thousand (100,000) square feet plus one (1) loading berth for each fifty thousand (50,000) square feet of floor area over the first one hundred thousand (100,000) square feet of floor area. The operator of the business shall have the option to declare the length of the berth required for buildings over one hundred thousand (100,000) square feet of floor area, except that one-half or more of the total number of berths required shall be fifty (50) feet in length.
- iv. **Other:** There shall be provided adequate off-street loading space in connection with any structure which requires receipt or distribution of materials by vehicles.
- g. **Uses Not Specifically Noted Above Including Public Uses:** Parking space requirements shall be determined by the Council upon advice from the Planning Commission.

(13) **Joint Facilities.** Required parking facilities serving two or more uses may be located on the same lot or in the same structure provided that the total number of parking spaces furnished shall be not less than the sum of the separate requirements for each use, during any peak hour parking period when the parking facility is utilized at the same time by two or more uses. Conditions required for joint use:

- a. The proposed joint parking space is within five hundred (500) feet of all of the uses it will serve.
- b. The applicant shall show that there is no substantial conflict in the principal operation hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.
- c. A properly drawn legal instrument approved by the City Council executed by the parties concerned, for joint uses of off-street parking facilities shall be filed with the City Clerk. Said instrument may be a three-party agreement including the City and all private parties involved.