

**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, refuse, 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 channelized 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.