

Village of Waterford, WI
Wednesday, April 29, 2015

Chapter 245. ZONING

Article V. District Regulations

§ 245-27.1. Industrial Park Overlay District.

[Added 1-10-2011 by Ord. No. 557]

There shall be an Industrial Park Overlay District in the Village, which shall consist of the land known as the Village of Waterford Industrial Park, as shown on the attached map.^[1]

- A. Purpose. The Village of Waterford Industrial Park was developed in 1968 to accommodate the needs of industry in the Village while at the same time providing a clean and attractive area in which the buildings and land are well-maintained and land values are preserved. This zoning overlay district classification is intended to continue to preserve and protect the beauty of the Village and stabilize and protect the property values by regulations that meet the original intent of the creation and continuation of the Industrial Park.
- B. Uses. All uses allowed in the underlying district are allowed in the Industrial Park Overlay District.
- C. Height, area, yards and parking. Except as they may be modified in this section, the area, height and auto parking requirements shall be as set forth in the underlying zoning district.
- (1) Front yard setback. No building or part of a building may be constructed nearer than 40 feet from the street right-of-way.
 - (2) Side yard setback. No building or part of a building may be constructed nearer than 12 feet from the lot line, and the combined total of side yards for interior lots shall be not less than 30 feet.
 - (3) Rear yard setback. No building or part of a building may be constructed nearer than 25 feet from the lot line.
 - (4) Additional yard restrictions.
 - (a) Yards are to be landscaped, or graded, sodded or seeded in a manner that will produce an acceptable lawn. The landscaping and lawn shall be maintained.
 - (b) Use of yards for storage or display.

[1] In this section, storage is defined as the keeping of a quantity or supply of the businesses' goods, materials, or equipment placed or kept on the property for use by the business, or the keeping of property of others, including vehicles, as part of a business. Vehicles normally used by the business as a part of the business enterprise are not considered stored on the property if the parking location is approved by the Plan Commission. The location of parking for business vehicles shall be identified as part of the conditional use permit approval.

[2] Stockpiles, soil and other loose material stored on lots shall be placed in side yards or

rear yards, as those terms are defined in § 245-9 and illustrated in § 245-13.1, and may not be stored for a period longer than 30 days unless screened from view from the street with solid fencing or screening approved by the Plan Commission. No material kept on a lot shall be allowed to wash off of the lot or otherwise encroach on other lots or public land or rights-of-way. In the event that material is washed off a lot or encroaches on other lots or public lands or rights of way, the owner of the lot shall be responsible for removal of the material within 48 hours of its discovery. In the event that the owner fails to remove the material within 48 hours, the Village may remove the material and charge the owner as a special charge pursuant to Wis. Stats. § 66.0627 in addition to all other penalties provided in this chapter.

- [3] All material or products stored outside of buildings must be placed in side yards or rear yards, as those terms are defined in § 245-9 and illustrated in § 245-13.1, and must be screened from view from the street with solid fencing or screening that is approved by the Plan Commission that is at least six feet in height. Fences shall not exceed the height set forth in § 245-14C of this Municipal Code.
 - [4] All boats, vehicles, recreational vehicles, snowmobiles and similar items parked on lots for the purpose of storage shall be placed in side yards or rear yards, as those terms are defined in § 245-9 and illustrated in § 245-13.1, on parking areas that shall be paved as required in Subsection C(6), or shall be stored indoors.
 - [5] Maintenance of fencing and screening. Fencing and screening must be kept maintained, and if damaged, deteriorated, or in need of replacement or painting, shall be repaired, replaced or painted as necessary.
 - [6] Refuse. All refuse must be placed or enclosed behind a solid fence at least six feet in height, or, if placed within 20 feet of a structure, in a masonry enclosure pursuant to § 186-2 of this Municipal Code. This subsection shall not apply to refuse placed in roll-off containers located in a side or rear yard and placed at least 20 feet from a structure.
 - [7] Display of materials for sale, rent or lease. No materials for sale, rent or lease may be placed within any street setback area, i.e., 40 feet from the front lot line and 73 feet from the center line of adjacent streets. All such materials, if placed in any yard, shall be removed from the yard at the close of the business each day.
 - [8] Outdoor storage of vehicles, equipment, recreational vehicles, boats, snowmobiles and similar items not used as part of a business, or not stored by a storage business, is prohibited.
- (5) Parking. Parking and storage of company vehicles, trucks or equipment is prohibited in the side and front yards; provided, however, that the Plan Commission may allow parking of company vehicles in any yard as part of the conditional use permit review under § 245-16 of this chapter if site conditions necessitate a deviation from this standard.
 - (6) Driveways, walks and parking areas.
 - (a) Surfacing. All driveways, walks and parking areas shall be surfaced with asphalt or concrete from the street surface to the front building face. Every drive and parking area installed behind the front building face after April 14, 1997, or on a lot for which a building, zoning or conditional use permit is applied for after April 14, 1997, shall be surfaced with asphalt or concrete in accordance with § 245-15D of this chapter. This subsection shall not apply to parking areas in side or rear yards for vehicles classified as commercial vehicles by the Wisconsin Department of Motor Vehicles and requiring a commercial driver's license to operate, including those that weigh over 26,000 pounds, determined by the highest of the following weights: manufacturer's gross vehicle weight rating (GVWR), manufacturer's gross

combination weight rating (GCWR), actual weight, or registered weight, or which are designed or used to carry 16 or more persons including the driver.

- (b) Maintenance. All drives, walks and parking areas shall be maintained.
- [1] Asphalt surfaces. When more than 25% of any asphalt surface has alligator cracking (at least two inches deep), severe distortion or rutting, potholes, or patches in poor condition, it shall be repaired or replaced.
 - [2] Concrete surfaces. When more than 25% of any concrete surface has failed patches, closely spaced transverse cracks, extensive joint failure, or severe deterioration, it shall be repaired or replaced.
 - [3] In determining whether to enforce this subsection for paved surfaces, the Village will utilize the Pavement Surface Evaluation and Rating System (PASER) developed by the University of Wisconsin Transportation Information Center. If the Village Engineer rates the paved surface as 2, Very Poor, the Zoning Administrator shall issue an order to the property owner to repair or replace the surface.
 - [4] Unsurfaced parking areas. Gravel parking areas shall be maintained in an erosion free condition and shall be properly drained.
- D. Signs and advertising. Signs shall conform to the requirements of Article **VI** of this chapter.
[Amended 11-14-2011 by Ord. No. 582]
- E. Burning. Notwithstanding the provisions of Chapter **100** of this Municipal Code, for the purpose of public safety, no open burning of any nature is allowed in the district.
- [1]: *Editor's Note: Said map is on file in the Village offices.*