

VILLAGE OF GRAFTON

ORDINANCE NO. 006, SERIES 2021

AN ORDINANCE OF THE VILLAGE BOARD AMENDING SECTION 19.03.09 RELATED TO COMMERCIAL LAND USES

The Village Board of the Village of Grafton does hereby ordain as follows:

Part 1. Amend Zoning Ordinance Section 19.03.09: Commercial Land Uses as follows:

Y. Indoor Maintenance Service: Facilities where maintenance and repair service is provided and all operations are located entirely within an enclosed building, including the repair of clocks, vacuum cleaners, and small appliances. This shall not include Vehicle Sales or Vehicle and Small Engine Service and Repair land uses. The following regulations apply to this land use:

1. Minimum required parking: One space per 300 square feet of gross floor area.

Z. Outdoor Maintenance Service: Facilities where maintenance and repair service is provided and where all or any portion of the operation is located outside of an enclosed building. This shall not include Vehicle Sales or Vehicle and Small Engine Service and Repair land uses. The following regulations apply to this land use:

1. All outdoor activity areas shall be completely enclosed by a minimum 6 feet high, solid fence. Such enclosure shall be located a minimum of 50 feet from any residentially zoned property and shall be screened from such property by a buffer yard with a minimum opacity of 0.60 (see Section 19.05.03(E)).
2. Outdoor storage of unlicensed or inoperable vehicles is prohibited outside fenced areas.
3. Minimum required parking: One space per 300 square feet of gross floor area, or one space per each employee on the largest shift, whichever is less.

BB. Vehicle and Small Engine Service and Repair: Facilities where vehicle and small engine service and/or repair is provided entirely within an enclosed building, including unlicensed or inoperable vehicles used for spare parts. Small engines include all-terrain vehicles, motorcycles, lawnmowers, snow blowers, etc. The following regulations apply to this land use:

1. Facility shall be surrounded by a buffer yard with a minimum opacity of 0.60 along all borders of the ~~display area~~ abutting residentially zoned property (see Section 19.05.03(E)).
2. Signs, screening, enclosures, landscaping, vehicles, and other items ~~materials being displayed~~ shall not interfere in any manner with either on-site or off-site traffic visibility, including potential vehicle/vehicle and vehicle/pedestrian conflicts.
3. Outdoor storage of unlicensed or inoperable vehicles is prohibited outside areas fully screened by a solid fence. Outdoor storage of other items typically stored or displayed in a junkyard or salvage yard shall not be permitted.

4. Outdoor storage of small engines is prohibited outside areas fully screened by a solid fence.
5. Minimum required parking: One space per 300 square feet of gross floor area.

CC. ~~Auto-Related Sales and Service~~: The sale of auto-related merchandise and auto-related service. ~~Auto-Related Sales and Service~~ land uses may include, but are not limited to, auto parts stores, tire stores, and auto rental businesses. Does not include general merchandise stores that have small auto-related merchandise and service components. The following regulations apply to this land use:

1. No work may be performed on vehicles on-site, except for diagnostics, including the parking lot.
2. Minimum required parking: One space per 300 square feet of gross floor area.

Part 2. Amend Zoning Ordinance Section 19.03.15: Extraction and Disposal Land Uses as follows:

D. Salvage or Junkyard: Land or structure used for a salvaging operation including but not limited to: the above-ground, outdoor storage and/or sale of waste paper, rags, scrap metal, and any other discarded materials intended for sale or recycling; and/or the collection, dismantlement, storage, or salvage of unlicensed and/ or inoperable vehicles intended for scraping or recycling. Recycling facilities involving on-site outdoor storage of salvage materials are included in this land use. This shall not include Vehicle and Small Engine Service and Repair.

Part 3. Amend all other Zoning Ordinance references to Vehicle and Small Engine Service and Repair (i.e., Figure 19.04.03b: Number of Off-Street Parking Spaces Required by Land Use and Section 19.02.31: Tables of Permitted and Conditional Land Uses).

Part 4. Severability. If any provision of this ordinance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions of this ordinance.

This ordinance shall take effect upon passage and posting.

Approved by the Village Board of the Village of Grafton this 16th day of August, 2021.



James A. Brunquell
Village President

Attest:



Kajty Olsen
Village Clerk