

Section 19.04.01: Purpose

ARTICLE IV: PERFORMANCE STANDARDS**Section 19.04.01: Purpose**

The purpose of this Article is to identify the standards and minimum requirements for vehicle access, bicycle and pedestrian access, visibility, off-street parking and traffic circulation, off-street loading, exterior lighting, exterior storage, fencing, outdoor recreational space, landscaping, and group or large developments within the jurisdiction of this Chapter.

Section 19.04.02: Vehicle Access Standards

- A. Purpose. The purpose of this Section is to promote the safety and general welfare of the public by establishing minimum requirements for the provision of driveways and other points of access to public rights-of-way for various sites and uses.
- B. Applicability. The requirements of this Section shall apply to each driveway and access point onto a public street or right-of-way. Additional regulations relating to driveways can be found within the Village of Grafton Standard Specifications and Detail Drawings.
- C. Review and Approval. Any and all proposed driveways and other access points on the subject property shall be depicted as to their location and configuration on the site plan required for the development of the subject property. The Community Development Director and Village Engineer shall review and approve all proposed driveways and other access points for single family and duplex development. The Plan Commission shall review and approve all proposed driveways and other access points for all other development through the site plan review process.
- D. Access Limitation by Use. Single family and two family dwelling units shall not have driveways or other access points onto a collector or arterial (major) street that is not primarily residential unless such street has the only available frontage. Nonresidential and multi-family uses shall not have driveways or other access points onto a residential local street unless such street has the only available frontage.
- E. Number of Access Points. All single- and two-family residential properties are required to have one access point. Multi-dwelling properties shall have two access points unless otherwise approved by the Plan Commission. Commercial properties with a frontage greater than 600 feet or have a total ingress/egress volume of greater than 5000 vehicles per day shall have a second access point.
- F. Access near Street Intersections. Driveway approach openings shall be located at least 40 feet from an intersection right-of-way line with the exception of single-family and two-family driveway openings, which shall be located at least 25 feet from the right-of-way line.
- G. Controlled Access to Public Streets. Lot and parcel vehicular access points shall be permitted only at locations according to this Ordinance and other Village of Grafton adopted plans and ordinances. The Plan Commission may limit vehicular access to any adjoining arterial, collector, or minor street.
- H. Distance Between Vehicular Access Points. Within the MF-14, MF-20, I, PR, NMU, SMU, RMU, BP, LI, HI, EX, AE, and PUD Districts, the spacing of vehicular access points from arterial (major) streets and highways to lots and parcels created after the

Section 19.04.02: Vehicle Access Standards

effective date of this Ordinance shall be determined as a function of arterial (major) street and highway operating speeds. The minimum spacing between vehicular access points along such streets or highways, to the extent deemed practicable by the Plan Commission, shall be determined according to Figure 19.04.02a. These spacings are based upon average vehicle acceleration and deceleration rates and are considered necessary to maintain safe traffic operation.

Figure 19.04.02a: Arterial (Major) Street and Highway Operating Speed and Minimum Spacing between Direct Vehicular Access Points

Street/Highway Speed Limit (miles per hour)	Minimum Driveway Spacing Measured at the Street Right-of-Way Line (feet)
25	105
30	125
35	150
40	185
45	230
50	275

Source: Institute of Transportation Engineers. Traffic Engineering Handbook (7th Edition), Englewood Cliff, N.J.: Prentice Hall, 2016; the American Planning Association. Planning Advisory Service (PAS) Memo, July 1983; and Transportation Research Circular. Driveway and Street Intersection Spacing, Number 456, Washington D.C., 1996.

- I. Limitation of Access to Interstate, United States, State Trunk Highways, and County Trunk Highways. No new direct vehicular access shall be allowed to interstate, United States, and state or county trunk highway public rights-of-way unless approved by the authority having jurisdiction and the Village Plan Commission.
- J. Temporary Access.
 - 1. Village Streets. On Village streets, the Village Board may grant temporary access to properties and require their closure when access through adjoining properties is acquired upon recommendation by the Plan Commission. Such access shall be temporary, revocable, and subject to any conditions required and shall be issued for a period not to exceed 12 months.
 - 2. County Streets and Highways. Temporary access to Ozaukee County highway right-of-way is reviewed and may be approved by the Ozaukee County Highway Department. It is the applicant's responsibility to obtain all necessary approvals from the Ozaukee County Highway Department for all such temporary access points proposed before site plan approval by the Village Plan Commission.
 - 3. State Highways. Temporary accesses to State highway rights-of-way are reviewed and may be approved by the Wisconsin Department of Transportation. It is the applicant's responsibility to obtain all necessary approvals from the Wisconsin Department of Transportation for all such temporary access points proposed before site plan approval by the Village Plan Commission.

Section 19.04.02: Vehicle Access Standards

- K. Area Circulation Plan May Be Required. The Plan Commission may require the preparation of an area circulation plan for the proposed development covering several properties in an area surrounding a proposed site plan. The delineation of the area for the preparation of an area circulation plan shall be determined by the Plan Commission upon recommendation of the Village Engineer or Community Development Director. Such plan may require the sharing of access locations or temporary access. All landowners, except those with a previously approved site plan, shall be required to conform to such an area circulation plan once it is adopted by the Plan Commission as a component, or element, of the Village of Grafton Comprehensive Plan. The Plan Commission may require that such an area circulation plan be prepared based upon the recommendations of a traffic impact analysis conducted by a licensed professional engineer with expertise in traffic engineering. The Village Engineer and Community Development Director shall review all such studies and assist the Plan Commission.
- L. Vehicular Non-access Reservations Required. The Plan Commission may require deed restrictions to be placed on a lot or parcel for which a site plan is proposed to limit vehicular access to abutting arterial, collector, or minor streets and highways. A landscaped bufferyard of an adequate bufferyard intensity level, as determined by the Plan Commission, shall be provided in vehicular non-access reservations along the property line abutting a public street right-of-way. In such situations, vehicular access to such lots may be provided by an abutting minor or collector street at designated access driveways. Such vehicular non-access reservations shall be graphically so noted on site plans, as a formal deed restriction, subdivision plat, or by certified survey map formally filed with the Ozaukee County Register of Deeds before their approval by the Village.
- M. Arterial (Major) Street and Highway Access and Street Intersections. No new direct public or private access shall be permitted to an arterial (major) street or highway within 300 feet of the intersection of the right-of-way lines of another arterial (major) street (major) or highway unless shown on the Village adopted Comprehensive Plan or component thereof.
- N. Minor Streets and Vehicular Access Point Alignments. Minor streets and vehicular access points along both sides of a collector and/or arterial (major) street shall be aligned to assist in reducing the number of driveways needed and to improve safety conditions related to access to the street system.
- O. Emergency Access and Circulation. All sites shall be accessible to emergency vehicles as determined by the Plan Commission. Applicants may be required to submit an access exhibit with turning movements as part of the site plan review process.
- P. Sight Distance and Driveway Placement. Direct vehicular access placement on abutting collector and arterial (major) streets and highways shall be such that an exiting vehicle has a minimum unobstructed sight distance according to Table 19.04.02b based upon the operating design speed of the abutting collector or arterial (major) street or highway.

Section 19.04.02: Vehicle Access Standards

Table 19.04.02b: Roadway Design Speed and Minimum Required Sight Distance for Direct Vehicular Access Point Placement

Roadway Design Speed (miles per hour)	Minimum Sight Distance (feet)
25	115
30	140
35	165
40	195
45	220
50	245

Source: American Association of State Highway and Transportation Officials. A Policy on Geometric Design of Highways and Streets. (4th ed.), 2001.

- Q. Provision of Shared Vehicular Access Points Between Lots. Vehicular access points planned to be located along property lines, or closer than six feet from a property line, shall be shared vehicular access points with the abutting lot or parcel. The vehicular access point centerline may be the property line between two lots or parcels of land or may be a mutually agreed upon land access easement. Shared vehicular access points may be permitted with Plan Commission approval. When shared access is permitted, the pavement setback requirements shall be waived.
- R. Angle of Intersection with Public Right-of-Way. All driveways and other access points shall intersect with any public right-of-way at an angle of not less than 75 degrees, and shall intersect at an angle of 90 degrees wherever possible.
- S. Visibility Standards. All driveways and other access points shall comply with Village of Grafton visibility standards. See Section 19.04.06 Visibility Standards.
- T. Traffic Control. The traffic generated by any use shall be channelized and controlled in a manner that avoids congestion on public streets and other safety hazards.
 - 1. Traffic into and out of all off-street parking, loading, and traffic circulation areas serving six or more parking spaces shall be forward-moving, with no backing into public streets.
 - 2. Parking, loading, and traffic circulation areas serving less than six parking spaces may back into local streets, but shall not back into collector or arterial (major) streets. Traffic control devices shall be required as determined by the Village Engineer.
- U. Surfacing.
 - 1. All driveways, parking, loading, and traffic circulation areas shall be improved with a pavement of either asphalt or concrete and stormwater drainage facilities as approved by the Village Engineer. Vehicles may not be parked on grass.
 - 2. Driveways shall be surfaced in accordance with this Chapter within 365 days of building permit issuance. If not dust-free during the permitted 365 days, a minimum aggregate base of four inches is required.
 - 3. Unpaved driveways or parking areas existing at the time of adoption of this ordinance shall be required to comply with the surfacing requirements of this chapter if there are changes to the site that require Site Plan review by the Plan Commission.

Section 19.04.02: Vehicle Access Standards

4. All agricultural land uses shall be exempt from these surfacing requirements.
- V. Nonconforming Driveways.
1. Nonconforming driveways shall comply with all of the regulations and requirements of Article VIII for nonconforming structures.
 - a. Legally established paved driveways located on properties containing single or two family land uses that do not conform to current performance standards shall be permitted to be reconstructed provided the reconstructed driveway is not dimensionally expanded.
 2. Shared driveways (driveways located on multiple lots and typically situated over lot lines) that existed prior to the adoption of this Chapter may remain legal driveways. No new or reconstructed shared driveways may be established unless cross-access easements are approved by the Plan Commission and recorded at the Register of Deeds.
- W. Design of Single and Two Family Residential Driveways.
1. Single Family uses are limited to one driveway per lot unless otherwise regulated. Two-family uses are permitted two driveways per lot unless otherwise regulated.
 2. Minimum Driveway Setback (Side Lot Line to Pavement or Rear Lot Line to Pavement on Corner Lots).
 - i. Detached Garages. Driveways leading to detached garages shall meet the side setbacks for accessory structures or shall meet the side setback of the existing detached garage. On corner lots, driveways shall meet the rear setbacks for accessory structures or shall meet the rear setback of the existing detached garage.
 - ii. Attached Garages. Driveways leading to attached garages shall meet the side setbacks for accessory structures or shall meet the side setback of the existing attached garage. On corner lots, driveways leading to attached garages shall meet the rear setbacks for principal structures or shall meet the rear setback of the existing attached garage. Driveways leading to side-loaded attached garages shall meet the rear setbacks for accessory structures.
 - iii. Uncovered Parking. Driveways leading to uncovered parking areas shall meet the side setbacks for accessory structures or shall meet the side setback of the existing uncovered parking area. On corner lots, driveways leading to uncovered parking areas shall meet the rear setbacks for accessory structures or shall meet the rear setback of the existing uncovered parking area.
 3. Driveway Width.
 - i. Driveways shall be a minimum width of eight feet. Driveways leading to garages are limited to a maximum width of 24 feet at the lot line, but may increase to the width of the garage and may extend toward the nearest side lot line to the side setback for accessory structures, not to exceed 12 feet beyond the width of the garage. See Exhibit PV-02 in the Village of Grafton Standard Specifications and Detailed Drawings.

Section 19.04.03: Off-Street Parking and Traffic Circulation

- ii. If an eight-foot driveway width is unattainable, the Community Development Director or Village Engineer may reduce the minimum required driveway width to that which is deemed functional.
 - iii. Where the width of the driveway exceeds the width of the garage, the driveway shall be tapered between the widest point of the driveway or the edge of the uncovered space alongside the garage and the lot line starting a minimum of five feet inside the parcel.
4. Driveways for two family uses with adjacent garages are limited to the 36 feet maximum width or width of the garage at the property line, whichever is less. Each individual driveway must be separated by a minimum of a four-foot green area extending the full length from the property line to the garage/uncovered parking space. See Exhibit PV-02 in the Village of Grafton Standard Specifications and Detailed Drawings.
- X. Design of Multi-Family Residential, Institutional, Commercial, and Industrial Use Driveways.
- 1. See Article II: Establishment of Zoning Districts for minimum pavement setbacks.
 - 2. Driveway width shall be determined by the Plan Commission as part of the Site Plan review process.

Section 19.04.03: Off-Street Parking and Traffic Circulation

- A. Purpose. The purpose of this Section is to alleviate or prevent congestion of public rights-of-way so as to promote the safety and general welfare of the public by establishing minimum requirements for the provision of off-street parking and circulation in accordance with the use of various sites and types of development.
- B. Applicability. The requirements of this Section shall apply to all new development and resurfacing of existing parking and traffic circulation areas.
- C. Review and Approval. New parking lots and parking lot additions shall be reviewed and approved by the Plan Commission through the site plan review process. Replacement or resurfaced parking lots shall be reviewed and approved by the Community Development Director or Village Engineer for conformance with this Section.
- D. Depiction on Required Site Plan.
 - 1. Any and all parking and traffic circulation areas proposed to be located on the subject property shall be depicted as to their location and configuration on the site plan.
 - 2. Site plans shall be drawn to scale.
 - 3. Site plans shall include, but not be limited to, the following information:
 - a. All lot dimensions and lot lines.
 - b. Paved areas shown and dimensioned.
 - c. The traffic pattern and parking space layout, including required handicapped spaces.
 - d. Dimensions of individual parking spaces and aisle width. Required parking spaces not intended to be immediately improved shall be shown with a dashed line.
 - e. Size and location of ingress and egress openings.
 - f. Location, size at planting, and species of all landscape plantings.

Section 19.04.03: Off-Street Parking and Traffic Circulation

- g. Location of all lighting systems.
 - h. Location of all snow storage areas.
 - i. Drainage and/or stormwater management plan subject to approval by the Village.
 - j. Other facilities proposed.
- E. Minimum Number of Required Off-Street Parking Spaces.
1. Off-street parking requirements for each land use are generally tied to the use's capacity and gross floor area or the number of employees at the subject property during the largest work shift. The term "capacity" means the maximum number of persons that may be accommodated by the use as determined by its design or by state building code regulations, whichever number is greater. The term "employees on the largest work shift" means the maximum number of employees working at the facility during a single given day, regardless of the time period during which this occurs, and regardless of whether any such person is a full-time employee. The largest work shift may occur on any particular day of the week or during a lunch or dinner period in the case of a restaurant. The term "gross floor area" shall mean the total floor area inside the building envelope on all levels of a building.
 2. A garage stall shall be considered a parking space.
 3. One reserved parking space shall be provided for each service vehicle used by the operation during business hours.
 4. See Figure 19.04.03b for a summary of the number of parking spaces required by land use. The Plan Commission shall determine the number of parking spaces required for mixed uses and land uses that are not listed in Figure 19.04.03b. The Plan Commission may allow exceptions to the required number of parking spaces through the Site Plan review process.

Section 19.04.03: Off-Street Parking and Traffic Circulation

Figure 19.04.03b: Number of Off-Street Parking Spaces Required by Land Use

Land Use		Minimum Number of Off-Street Parking Spaces Required	Maximum Number of Off-Street Parking Spaces Permitted
Residential	Single Family Dwelling Unit	Two	None
	Two Flat, Twin House, Duplex	Two per dwelling unit	None
	Townhouse, Multiplex, Apartment	Two spaces per dwelling unit containing zero to two bedrooms, plus 0.5 space per additional bedroom over two bedrooms per unit	None
	Mobile Home	Two	None
	Boarding House	One per bedroom per rent	1.25 bedroom per rent.
	Live/Work Unit	One	None

Land Use		Minimum Number of Off-Street Parking Spaces Required	Maximum Number of Off-Street Parking Spaces Permitted
Agricultural	Cultivation	One space per employee on the largest work shift.	1.25 spaces per employee on the largest work shift.
	Husbandry	One space per employee on the largest work shift.	1.25 spaces per employee on the largest work shift.
	On-site Agricultural Retail	One space for every 200 square feet of product display area.	1.25 spaces per employee on the largest work shift.
	Intensive Agriculture	One space per employee on the largest work shift.	1.25 spaces per employee on the largest work shift.
	Agricultural Services	One space per employee on the largest work shift.	1.25 spaces per employee on the largest work shift.
	Community Garden	None	None
	Market Garden	One space per 300 square feet of retail floor area.	1.25 spaces per 300 square feet of retail floor area.

Section 19.04.03: Off-Street Parking and Traffic Circulation

Land Use	Minimum Number of Off-Street Parking Spaces Required	Maximum Number of Off-Street Parking Spaces Permitted
Indoor Institutional	One space per three expected patrons at maximum capacity.	1.25 spaces per three expected patrons at maximum capacity.
Outdoor Open Space Institutional	None	None
Passive Outdoor Recreation	One space per four expected patrons at maximum capacity.	125% of the minimum parking requirement.
Active Outdoor Recreation	One space per four expected patrons at maximum capacity.	125% of the minimum parking requirement.
Essential Services	None	None
Large Scale Public Services and Utilities	One space per employee on the largest work shift, plus one space per company vehicle normally stored or parked on the premises.	1.25 spaces per employee on the largest work shift, plus 1.25 spaces per company vehicle normally stored or parked on the premises.
Community Living Arrangement, 1-8 Residents	One space per employee on the largest work shift.	1.25 spaces per employee on the largest work shift.
Community Living Arrangement, 9-15 Residents	One space per employee on the largest work shift.	1.25 spaces per employee on the largest work shift.
Community Living Arrangement, 16+ Residents	One space per employee on the largest work shift.	One space per employee on the largest work shift.
Institutional Residential	See section on Institutional Residential Land Use.	125% of the minimum parking requirement for the land use.

Section 19.04.03: Off-Street Parking and Traffic Circulation

	Land Use	Minimum Number of Off-Street Parking Spaces Required	Maximum Number of Off-Street Parking Spaces Permitted
Commercial	Office	One space per 300 square feet of gross floor area.	1.25 spaces per 300 square feet of gross floor area.
	Personal or Professional Service	One space per 300 square feet of gross floor area.	1.25 spaces per 300 square feet of gross floor area.
	Indoor Sales or Service	One space per 300 square feet of gross floor area.	1.25 spaces per 300 square feet of gross floor area.
	Intensive Personal or Professional Service or Sales or Service	One space per 300 square feet of gross floor area.	1.25 spaces per 300 square feet of gross floor area.
	Professional Trades Office	One space per 300 square feet of gross floor area.	1.25 spaces per 300 square feet of gross floor area.
	Artisan Production Shop	One space per 300 square feet of gross floor area.	1.25 spaces per 300 square feet of gross floor area.
	Physical Activity Studio	One space for every three persons at the max. capacity of the business.	1.25 spaces for every three persons at the max. capacity of the business.
	Commercial Kitchen	One space per 300 square feet of gross floor area.	1.25 spaces per 300 square feet of gross floor area.
	Restaurants with Drive Through	One space per 300 square feet of gross floor area.	1.25 spaces per 300 square feet of gross floor area.
	Restaurants without Drive Through	One space per 300 square feet of gross floor area.	1.25 spaces per 300 square feet of gross floor area.
	Fast Casual Restaurant	One space per 300 square feet of gross floor area.	1.25 spaces per 300 square feet of gross floor area.
	Coffee Shop with Drive Through	One space per 300 square feet of gross floor area.	1.25 spaces per 300 square feet of gross floor area.
	Coffee Shop without Drive Through	One space per 300 square feet of gross floor area.	1.25 spaces per 300 square feet of gross floor area.

Section 19.04.03: Off-Street Parking and Traffic Circulation

Commercial	Land Use	Minimum Number of Off-Street Parking Spaces Required	Maximum Number of Off-Street Parking Spaces Permitted
	Taverns, Microbreweries, and Indoor Commercial Entertainment	One space per 300 square feet of gross floor area.	1.25 spaces per 300 square feet of gross floor area.
	Financial Institution with Drive Through	One space per 300 square feet of gross floor area.	1.25 spaces per 300 square feet of gross floor area.
	Outdoor Commercial Entertainment	One space for every three persons at the maximum capacity of the establishment.	1.25 spaces per 300 square feet of gross floor area.
	Drive-Through and In-Vehicle Sales or Service	Refer to the parking requirements of the other land use activities on the site, such as Indoor Sales and Service land uses for a gas station/convenience store, or Office land uses for a bank.	125% of the minimum parking requirement.
	Group Daycare Center	One space per ten students, plus one space for each employee on the largest work shift.	1.25 spaces per ten students, plus 1.25 space for each employee on the largest work shift.
	Commercial Animal Boarding/Daycare	One space per every 1,000 square feet of gross floor area.	1.25 spaces per every 1,000 square feet of gross floor area.
	Bed and Breakfast	One space per each bedroom in addition to requirements for principal residents.	1.25 spaces per each bedroom in addition to requirements for principal residents.
	Tourist Rooming House	One space per bedroom.	1.25 spaces per bedroom.
	Commercial Indoor Lodging	One space per room for rent, plus one space for each employee on the largest work shift.	1.25 spaces per room for rent, plus 1.25 spaces for each employee on the largest work shift.
	Campground	Two spaces per campsite.	2.5 spaces per campsite.
Indoor Maintenance Service	One space per 300 square feet of gross floor area.	1.25 spaces per 300 square feet of gross floor area.	

Section 19.04.03: Off-Street Parking and Traffic Circulation

	Land Use	Minimum Number of Off-Street Parking Spaces Required	Maximum Number of Off-Street Parking Spaces Permitted
Commercial	Outdoor Maintenance Service	One space per 300 square feet of gross floor area, or one space per each employee on the largest shift, whichever is less.	1.25 spaces per 300 square feet of gross floor area, or 1.25 spaces per each employee on the largest shift, whichever is greater.
	Vehicle Sales	One space per 300 square feet of gross floor area plus one space per every 3,000 square feet of outdoor display.	1.25 spaces per 300 square feet of gross floor area plus 1.25 spaces per every 3,000 square feet of outdoor display.
	Vehicle Service and Repair	One space per 300 square feet of gross floor area.	1.25 spaces per 300 square feet of gross floor area.
	Auto-Related Sales and Service	One space per 300 square feet of gross floor area.	1.25 spaces per 300 square feet of gross floor area.
	Intensive Outdoor Activity	One space per five expected patrons at maximum capacity.	1.25 spaces per five expected patrons at maximum capacity.
	Sexually-Oriented Land Use	One space per 350 square feet of gross floor area.	1.25 spaces per 300 square feet of gross floor area.

	Land Use	Minimum Number of Off-Street Parking Spaces Required	Maximum Number of Off-Street Parking Spaces Permitted
Industrial	Light Industrial	One space per each employee on the largest work shift.	1.25 spaces per each employee on the largest work shift.
	Heavy Industrial	One space per each employee on the largest work shift.	1.25 spaces per each employee on the largest work shift.
	Indoor Food Production or Production Greenhouse	One space per each employee on the largest work shift.	1.25 spaces for every 1,000 square feet of gross floor area.
	Laboratory, Scientific or Medical	One space per each employee on the largest work shift.	1.25 spaces for every 1,000 square feet of gross floor area.

Section 19.04.03: Off-Street Parking and Traffic Circulation

	Land Use	Minimum Number of Off-Street Parking Spaces Required	Maximum Number of Off-Street Parking Spaces Permitted
Storage	Indoor Storage and Wholesaling	One space for every 10,000 square feet of gross storage area, plus one space per each employee on the largest work shift.	1.25 spaces for every 10,000 square feet of gross storage area, plus one space per each employee on the largest work shift.
	Outdoor Storage and Wholesaling	One space for every 10,000 square feet of gross storage area, plus one space per each employee on the largest work shift.	1.25 spaces for every 10,000 square feet of gross storage area, plus one space per each employee on the largest work shift.
	Personal Storage Facility	One space for each employee on the largest work shift.	1.25 spaces for each employee on the largest work shift.

	Land Use	Minimum Number of Off-Street Parking Spaces Required	Maximum Number of Off-Street Parking Spaces Permitted
Transportation	Transit Center	One space per each employee on the largest work shift.	1.25 spaces per each employee on the largest work shift.
	Distribution Center	One space per each employee on the largest work shift.	1.25 spaces per each employee on the largest work shift.
	Freight Terminal	One space per each employee on the largest work shift.	1.25 spaces per each employee on the largest work shift.
	Airport	One space per each employee on the largest work shift, plus one space per every five passengers based on average daily ridership.	1.25 spaces per each employee on the largest work shift, plus 1.25 spaces per every five passengers based on average daily ridership.
	Heliport	None	Per conditional use permit.
	Off-site Parking Lot, Off-Site Structured Parking	N/A	None, or as established by the conditional use permit.

Section 19.04.03: Off-Street Parking and Traffic Circulation

	Land Use	Minimum Number of Off-Street Parking Spaces Required	Maximum Number of Off-Street Parking Spaces Permitted
Extraction and Disposal	Extraction	One space per each employee on the largest work shift.	1.25 spaces per each employee on the largest work shift.
	Composting	One space per each employee on the largest work shift.	1.25 spaces per each employee on the largest work shift.
	Recycling and Waste Disposal	One space per each employee on the largest work shift.	1.25 spaces per each employee on the largest work shift.
	Salvage or Junkyard	One space for every 20,000 square feet of gross storage area, plus one space for each employee on the largest work shift.	1.25 spaces for every 20,000 square feet of gross storage area, plus 1.25 spaces for each employee on the largest work shift.
	Sand and Mineral Processing	One space per each employee on the largest work shift.	1.25 spaces per each employee on the largest work shift.

F. Parking Spaces for Use by Persons with Disabilities.

1. All off-street parking areas shall provide parking spaces for persons with disabilities meeting all applicable "Americans with Disabilities Act (ADA) Guidelines for Buildings and Facilities" as documented in the Federal Register, Vol. 56, No. 144, July 26, 1991 as amended. Unless conflicting with the above specified "Americans with Disabilities Act (ADA) Guidelines for Buildings and Facilities" requirements as amended, the standards in this section are applicable.
2. Minimum Required Number of Accessible Off-Street Parking Spaces for Use by Persons with Disabilities. The following Figure 19.04.03a shall apply. The minimum required number of accessible off-street parking spaces for use by persons with disabilities shall be considered as a part of the total off-street parking spaces required.

Section 19.04.03: Off-Street Parking and Traffic Circulation

Figure 19.04.03a: Minimum Required Number of Accessible Off-Street Parking Spaces

Total Number of Off-Street Parking Spaces in Parking Lot or Area	Minimum Required Number of Accessible Off-Street Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total
1,001 and more	20 plus 1 for each 100 over 1,000

3. Minimum Dimensions for Off-Street Parking Spaces Provided for Use by Persons with Disabilities. The minimum dimensions for all parking spaces provided for use by persons with disabilities shall be thirteen (13) feet wide by twenty feet (20) feet long for automobiles and sixteen (16) feet wide by twenty (20) feet long for vans.
4. Distance to Facility Entrances for the Location of Off-Street Parking for Persons with Disabilities. Off-street parking spaces provided for persons with disabilities shall be as close as possible to an entrance that allows such persons to enter and leave the parking area without assistance.
5. Signage of Off-Street Parking Spaces Serving Persons with Disabilities. All parking spaces provided for disabled persons shall be marked by a sign that includes the international symbol for barrier-free environments and a statement informing the public that the parking space is reserved for use by disabled persons. Such signs shall comply with the requirements of the aforementioned "Americans with Disabilities 19-5-9 Act (ADA) Guidelines for Buildings and Facilities" as amended and with Sections 346.50, 346.503, and 346.505 of the Wisconsin Statutes as amended.

G. Parking Requirement Exceptions in the Downtown Mixed Use District.

1. Within the Downtown Mixed Use district, the parking requirements of this Section are hereby waived. However, when off-street parking facilities are provided, such facilities shall meet the requirements of this Section, except in respect to the required number of spaces. Residential uses in the DMU must provide evidence of the availability of off-street public in the amount of one parking space per dwelling unit within 1,000 feet of the unit.

H. Parking Studies. The Community Development Director has the ability to require a parking study to determine parking requirements. Where a parking study is required, the study shall contain information on the anticipated number of employees, customers, visitors, clients, shifts, events, or deliveries to the use, and may refer to other studies or similar situations elsewhere.

Section 19.04.03: Off-Street Parking and Traffic Circulation

- I. Screening Requirements. The following requirements shall apply to all uncovered parking areas except as otherwise provided for by this Section:
 - 1. Any off-street parking area shall provide a minimum five-foot green area in the front yard setback between the lot line and the paved surface of the parking lot. Plant material shall consist of evergreen and deciduous species. The green area shall be well maintained and plantings shall be promptly replaced if dead or diseased.
 - 2. Non-planted areas of this green area shall not be paved, but shall either be covered with a weed barrier and mulch, planted with ground cover, or both.
 - 3. Any off-street parking area shall provide a solid fence, solid wall, or dense hedge/evergreen shrub border at least five feet high along all lot lines abutting a residential district, except in required front yards.
 - 4. Except for single family and two family dwelling units, any off-street parking area abutting another off-street parking area shall provide a five-foot minimum green area between the lot line and the parking area. This green area shall be landscaped with a combination of shrubs, trees, and ground cover.
 - 5. Where either or both adjoining properties are less than 60 feet in width, parking areas on either property which is less than 60 feet in width may be constructed to the lot line without a parking area setback or green area required.
 - 6. Landscaping used to meet these requirements shall count toward the landscaping required for paved areas.
- J. Locational Prohibitions for Off-Street Parking Areas.
 - 1. On a lot containing a single family or two family dwelling unit, off-street parking shall not be located between the principal structure and a street right-of-way, except within residential driveways leading to a legal parking space.
 - 2. No private parking shall occur on street terraces, publicly-owned driveways, or any other areas located within a public right-of-way.
 - 3. There shall be no parking in designated setback areas or outside of site plan approved parking spaces, except in the driveways of single and two family dwellings.
- K. Setbacks.
 - 1. See Article II: Establishment of Zoning Districts for pavement setback requirements.
 - 2. Existing parking areas that do not meet the requirements of this Section may be maintained or repaired at their setback as of the effective date of this Section.
- L. Parking Space Design for Single and Two Family Uses.
 - 1. Legal Spaces
 - a. Parking spaces must be provided either within a garage, in a driveway, or as uncovered parking spaces meeting the requirements of this Section.
 - b. Driveway Parking Spaces. Driveways may be used for parking only when said driveway leads to legal parking stalls. A driveway parking space may be used for no more than one required parking space, provided that the space is at least 8 feet wide and 18 feet deep.
 - c. Uncovered Parking Spaces (Not Located in Driveways).
 - i. No more than 4 uncovered parking spaces shall be permitted per lot. Where no garage is provided, a shed shall be provided.

Section 19.04.03: Off-Street Parking and Traffic Circulation

- ii. Uncovered parking spaces shall meet principal structure setbacks.
 - iii. Uncovered parking spaces shall follow surfacing requirements. Uncovered parking spaces shall be surfaced in accordance with this Chapter within 365 days of building permit issuance. If not dust-free during the permitted 365 days, a minimum aggregate base of four inches is required.
 - iv. On interior lots, one uncovered parking space is permitted alongside a garage provided said space is not located between the building and the street or the building and the rear lot line and provided said space meets the side setbacks for accessory structures.
 - v. On corner lots, one uncovered parking space is permitted alongside the garage provided said space is not located between the building and the street and provided said space meets the side setbacks for accessory structures.
 - d. Lots shall not exceed maximum the impervious surface ratio for the applicable zoning district.
 - e. If no garage is provided, each dwelling unit shall provide one shed of no less than 80 square feet in order to store yard maintenance equipment or other items typically stored in a garage.
- M. Parking of Trucks and Equipment. No truck or other vehicular equipment of a commercial or industrial nature shall be parked regularly on a lot or parcel in any zoning district except as hereinafter specifically provided or as follows:
- 1. Agricultural equipment in an RH Rural Holding District.
 - 2. Heavy equipment as needed for approved permitted or conditional uses in the EX Extraction and Disposal District.
 - 3. One panel or pickup truck not to exceed one ton in any residential districts.
- N. Off-Street Parking and Traffic Circulation Standards for Multi-Family and Nonresidential Uses.
- 1. Circulation. The site shall be designed to provide for the safe and efficient movement of all traffic entering, exiting, and circulating on the site. Circulation patterns shall conform to the general rules of the road. All traffic control measures shall meet the requirements of the Manual of Uniform Traffic Control Devices.
 - 2. Surfacing. All off-street parking and traffic circulation areas shall follow Village surfacing requirements.
 - 3. Drainage. All off-street parking and traffic circulation areas shall be designed in such a manner so as to not have a negative surface water drainage impact on adjacent properties and to meet the requirements of Chapter 23.01 Stormwater Management Regulations of the Village of Grafton Municipal Code.
 - 4. Marking. All off-street parking and traffic circulation areas shall be marked, striped, and maintained in a clear and visible manner which clearly indicates parking spaces, pedestrian walkways, and other designated areas.
 - 5. Curbing. A minimum six-inch-high vertical curb shall be installed around all parking areas and internal landscape islands with 20 or more parking spaces, except as follows:
 - a. Where bio-filtration and/or bio-retention methods of stormwater management are utilized as part of an approved grading and drainage plan, alternatives to

Section 19.04.03: Off-Street Parking and Traffic Circulation

- the installation of curbing may be considered by the Department of Community Development, provided that measures are taken to protect the landscaping from vehicular circulation damage.
- b. An area of the parking lot perimeter may have no curb to allow for snow removal management as approved by the Village Engineer.
6. Access.
 - a. Each off-street parking space shall open directly upon an aisle or driveway that is wide enough to provide a safe and efficient means of vehicular access to the parking space without directly backing or maneuvering a vehicle into any pedestrian way or arterial or collector street. Parking, loading, and traffic circulation areas serving less than six parking spaces may back into local streets, but shall not back into collector or arterial (major) streets.
 - b. All off-street parking and traffic circulation facilities shall be designed with an appropriate means of vehicular access to a street or alley, in a manner which least interferes with traffic movements.
 - c. No driveway across public property or requiring a curb cut shall exceed a width of 40 feet at the property line.
 7. Lighting. All off-street parking and traffic circulation areas shall be lit to ensure their safe and efficient use during evening hours. See Section 19.04.07 Exterior Lighting Standards for requirements.
 8. Signage. All signage located within, or related to, required off-street parking or traffic circulation shall comply with the requirements of Chapter 20.04 Signs of the Village Municipal Code.
 9. Landscaping and Screening. See Section 19.04.13 Landscaping Requirements.
 10. Minimum Permitted Throat Length. The specific throat length of access drives serving parking lots as measured from the right-of-way line along the centerline of the access drive shall be determined through the Site Plan review process on a case by case basis and shall be adequate to provide for safe circulation on- and off-site.
 11. Special Provisions for Nonconforming Parking Lots
 - a. Legally established parking facilities constructed prior to the effective date of this Section which do not meet the minimum setbacks required by this Section shall be permitted to be reconstructed with reduced setbacks, subject to approval of a parking lot layout plan by the Community Development Director, or designee. Said parking lot layout plan shall be designed in accordance with the dimensions identified in Figure 19.04.03c of this Section. Parking lot setback reductions shall only be provided in the following instances:
 - i. To prevent the loss of legal parking spaces.
 - ii. To prevent the loss of required internal circulation aisles.
 - iii. To retain the functionality of the parking lot.
 - b. The remaining setback area shall be devoted to landscape buffer area per the Village's landscape requirements for paved areas. If, in the opinion of the Community Development Director, or designee, the remaining setback area cannot effectively support any type of vegetation, the parking facility may be reconstructed to the existing setback, with the exception that curbing,

Section 19.04.03: Off-Street Parking and Traffic Circulation

- decorative masonry wall, and/or wrought iron fence be installed along said parking lot perimeter to prevent vehicles from encroaching over the right-of-way or property lines.
- c. Parking lots with existing curbing installed along perimeter property lines and adjacent to the right-of-way shall be allowed to be reconstructed inside of said curbed area, provided the curbing is not being removed and/or reconstructed.
- O. Parking Space Design Standards. Other than handicapped parking, permitted parking in residential driveways, and where otherwise regulated in this Section, each off-street parking space shall comply with the minimum requirements. All parking spaces shall have a minimum vertical clearance of at least seven feet.

Figure 19.04.03c: Parking Layout Dimensions

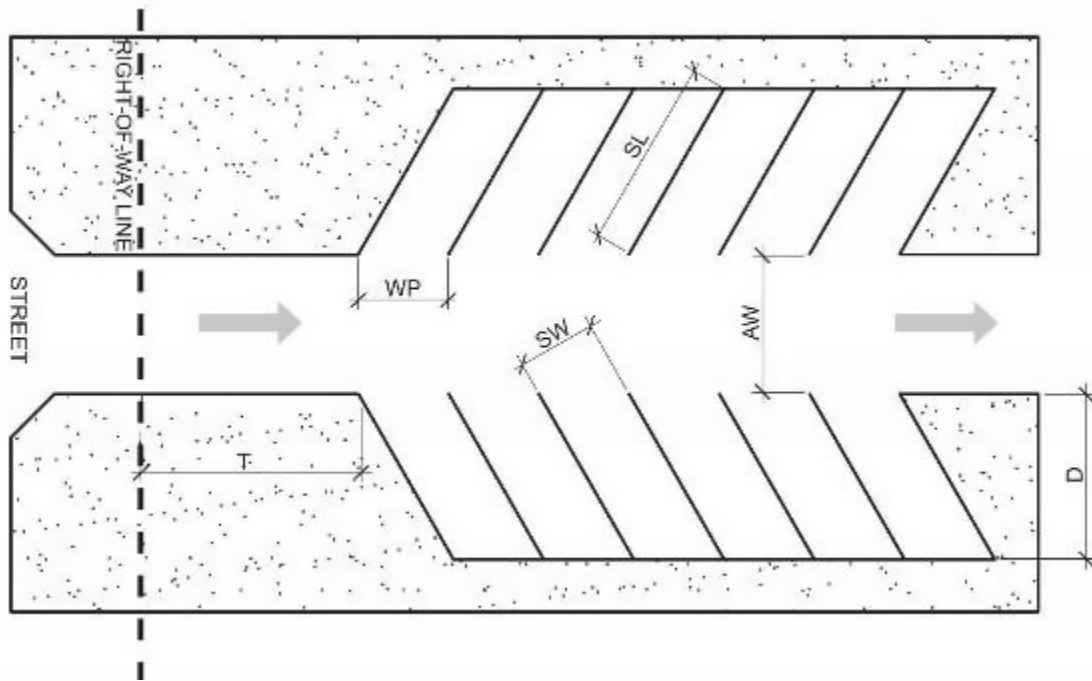
Minimum Permitted Dimensions	Parking Angle in Degrees				
	0°	45°	60°	75°	90°
Stall Width at Parking Angle (SW)	9'	9'	9'	9'	9'
Stall Width Parallel to Aisle (WP)	22'	12'6"	10'3"	9.3'	9'
Stall Depth to Wall (D) ¹	9'	18'	18'	18'	18'
Stall Length (SL)	18.0'	25.0'	22.0'	20.0'	18.5'
Aisle Width for one-way traffic flow (AW)	14'	14'	16'	23'	24'
Aisle Width for two-way traffic flow with angled parking	24'	24'	24'	24'	24'

Notes:

¹ Stall Depth (D) may be reduced to two feet, provided vehicle overhang is located over a landscaped area or pedestrian walk if said walk is oversized to provide a minimum of five feet of clear pedestrian access and a concrete curb or wheel stop is provided to protect vegetation and pedestrian.

² In no case shall the throat length be less than the required setback.

Section 19.04.03: Off-Street Parking and Traffic Circulation



P. Partial or Phased Development of Required Parking Spaces.

1. Any development may seek permission from the Village Plan Commission, or designee, to phase-in a portion of its required parking at time of site plan review; however, the site plan shall depict the minimum number of required parking spaces.
2. Areas required for parking, but not immediately improved, shall be reserved for future parking.
3. Undeveloped future parking areas shall be seeded with a grass mix or vegetative cover acceptable to the Plan Commission, or designee, until said area is developed into a parking surface.

Q. Bicycle Parking Standards.

1. Required provision of bicycle parking areas.
 - a. For all multi-family, commercial, institutional, and industrial uses, a minimum of four bicycle spaces shall be provided.
 - b. For parking lots containing more than 40 automobile parking spaces, the number of off-street bicycle parking spaces to be provided shall be equal to five percent of the automobile parking space requirement or 20 bicycle parking spaces, whichever is less.
 - c. A nonresidential use's automobile parking requirement may be reduced by providing additional bicycle parking. After the bicycle parking requirement has been met, a minimum of four bicycle parking spaces may be provided in lieu of one required automobile parking space, with a maximum reduction of up to five automobile parking spaces.
2. Specifications for Bicycle Parking Spaces.
 - a. The "inverted-U" type bike rack is the preferred bicycle parking rack and means of providing off-street bicycle parking spaces as required in this

Section 19.04.03: Off-Street Parking and Traffic Circulation

- Section, but all types of bicycle parking racks are acceptable. One inverted-U type rack will count as two bicycle parking spaces.
- b. All bicycle parking provided shall be on a hard-surfaced area and shall be set back from walls and other objects so the bicycle rack is useable. Freestanding bicycle parking racks shall be securely fastened to the ground.
 - c. Bicycle parking spaces shall be installed in conformance with setback requirements applicable to automobile parking lots. The spaces shall be placed where bicyclists would naturally transition to pedestrian mode. The placement of the racks shall not conflict with pedestrians and motorized traffic.
- R. Installation and Maintenance.
1. Off-street parking and circulation areas and required screening and landscaping shall be continuously maintained in good condition and appearance. Surfacing, lighting, barriers, markings, planting materials, and all other aspects of the off-street parking and circulation facility shall be repaired or replaced with new materials in compliance with the provision of this Section.
 2. All off-street parking and traffic circulation areas shall be completed prior to building occupancy and shall be maintained in a dust-free condition at all times, except for approved phased development of parking spaces as provided for by Subsection P, above. In no instance or manner shall any off-street parking or traffic circulation area be used as a storage area, except as a temporary use as approved by the Plan Commission through the site plan review process.
- S. Limitations on Uses of All Off-Street Parking Areas.
1. All vehicles shall be in condition for safe and legal performance on public right-of-ways, be registered, and display current license plates.
 2. Under no circumstances shall any vehicle or equipment be used as living quarters, except for approved Campground land uses.
 3. Vehicles or equipment not normally associated with a residential use shall not be parked or stored outdoors on a residential property. On a nonresidential property, such vehicles or equipment shall not be parked or stored outdoors, except in areas identified on an approved site plan for the purpose of heavy vehicle parking. Such vehicles or equipment include but are not limited to:
 - a. Construction equipment such as bulldozers, backhoes, skid steers, and fork lifts.
 - b. Dump and stake body style trucks.
 - c. Cube type vans and trucks.
 - d. Landscaping business equipment such as tractors, tree spades, graders, and scrapers.
 - e. Semi-trailers and tractors.
 - f. Concession, vending, and catering trailers.
 - g. Commercial/industrial equipment trailers and lifts.
 - h. Tow trucks, wreckers, or car carriers except for one light-duty tow truck (not a roll back, flat bed, or carrier type) with a gross vehicle weight not exceeding 12,000 pounds may be parked on a residential lot when on call, operating under the rotating call list established and kept by the Village of Grafton Police Department or Ozaukee County Sherriff's Department.

Section 19.04.04: Off-Street Loading Standards

- i. Amusement rides and similar vehicles.
- T. Limitations on Uses of Residential Off-Street Parking Areas. In residential districts and on lots associated with residential uses, accessory off-street parking facilities shall be solely for the parking of passenger vehicles, which shall be regulated as follows:
 - 1. A maximum of one commercial vehicle per dwelling unit may be parked outdoors on residential property provided that the vehicle is used by a resident of the dwelling unit, has a manufacturer's gross vehicle weight rating of 10,000 pounds or less, and is less than 21 feet in length.
 - 2. No person shall park any motor truck, truck trailer, trailer, semitrailer or any other vehicle or combination of vehicles weighing more than 10,000 pounds, except recreational vehicles or motor homes are permitted if parked in a driveway or other legal off-street parking space.
 - 3. A recreational vehicle (RV) associated with and customary to residential uses may be parked as if a passenger vehicle but shall not be utilized for the storage of goods, materials, or equipment other than that which is considered part of the RV or essential to its function.

Section 19.04.04: Off-Street Loading Standards

- A. Purpose. The purpose of this Section is to promote the safety and general welfare of the public by establishing minimum requirements for the provision of loading facilities on various sites.
- B. Applicability. All institutional, commercial, industrial, storage, and transportation land uses shall provide off-street loading facilities in accordance with the regulations of this Section.
- C. Review and Approval. All new developments and redevelopments will be reviewed for conformance with this Section through the site plan review process.
- D. Depiction on Required Site Plan. Any and all required loading areas and trailer and container storage areas proposed to be located on the subject property shall be depicted as to its location and configuration on the site plan required for the development of the subject property.
- E. Location.
 - 1. Loading areas shall be located on the private lot and shall not be located within or interfere with any public right-of-way while in use.
 - 2. Loading areas shall be located on the same lot as the use served.
 - 3. For development with a gross floor area of greater than 10,000 square feet, loading areas shall not be located in a required front yard.
 - 4. Loading areas shall be located at least 50 feet from a residential district.
 - 5. Loading areas shall be located 25 feet or more from the intersection of two street right-of-way lines.
 - 6. Loading areas shall be located so as to avoid visual impacts from the main customer or employee entrance/main façade.
- F. Size of Loading Area.
 - 1. Structures of less than 10,000 square feet shall provide adequate receiving platforms or other facilities located off an adjacent alley, service drive, or other open space on the same lot.

Section 19.04.05: Bicycle and Pedestrian Access Standards

2. Structures larger than or equal to 10,000 square feet but less than 20,000 square feet shall provide an off-street loading space that is at least 10 feet wide and at least 25 feet long.
 3. Structures 20,000 square feet or larger shall provide an off-street loading space that is at least 10 feet wide and at least 50 feet long.
- G. Access to Loading Area. Each loading area shall be located so as to facilitate access to a public street or alley, shall not interfere with other vehicular or pedestrian traffic, and shall not interfere with the function of parking areas. In no instance shall loading areas rely on backing movements into public rights-of-way while in use.
- H. Surface. All required loading areas shall follow the Village's surfacing requirements.
- I. Use of Required Loading Areas. The use of all required loading areas shall be limited to the loading and unloading of vehicles. Loading areas shall not be used to provide the required number of parking spaces.
- J. Lighting. All loading areas shall be lit to ensure their safe and efficient use during evening hours. An illumination level between 0.4 and 1.0 foot-candles is recommended but shall not exceed Village standards.
- K. Signage. All signage located within or related to loading areas shall comply with the requirements of Chapter 20.

Section 19.04.05: Bicycle and Pedestrian Access Standards

- A. Purpose. The purpose of this Section is to support the use of alternative modes of transportation and promote the safety and general welfare of the public by establishing requirements for pedestrian and bicycle access and bicycle parking.
- B. Applicability. The requirements of this Section shall apply to all new development or redevelopment.
- C. Quantity. One pedestrian and bicycle access is required to at least one street frontage.
- D. Off-Site Connections. Pedestrian and bicycle access shall include appropriate connections to the existing and planned pedestrian and bicycle facilities in the community and in surrounding neighborhoods.
- E. On-Site Connections. The entire development shall provide walkways for full and safe pedestrian and bicycle access within the development.
1. Walkways shall provide pedestrian access through or around off-street parking areas from street sidewalks to building entries. Walkways shall be located and aligned to directly and continuously connect areas or points of pedestrian origin and destination, and walkways shall not be located and aligned solely based on the outline of a parking lot configuration unless such configuration allows for direct pedestrian access.
 2. Design Requirements.
 - a. Walkways shall have an acceptable dust-free surface not less than five feet in width and shall be grade-separated from the parking lot or otherwise delineated with pavement markers, planters, or alternate paving materials.
 - b. The entirety of the on-site pedestrian walkway system shall be marked and defined using pavement treatments, signs, lighting, median refuge areas, and landscaping as appropriate and as consistent with the Americans with

Section 19.04.06: Visibility Standards

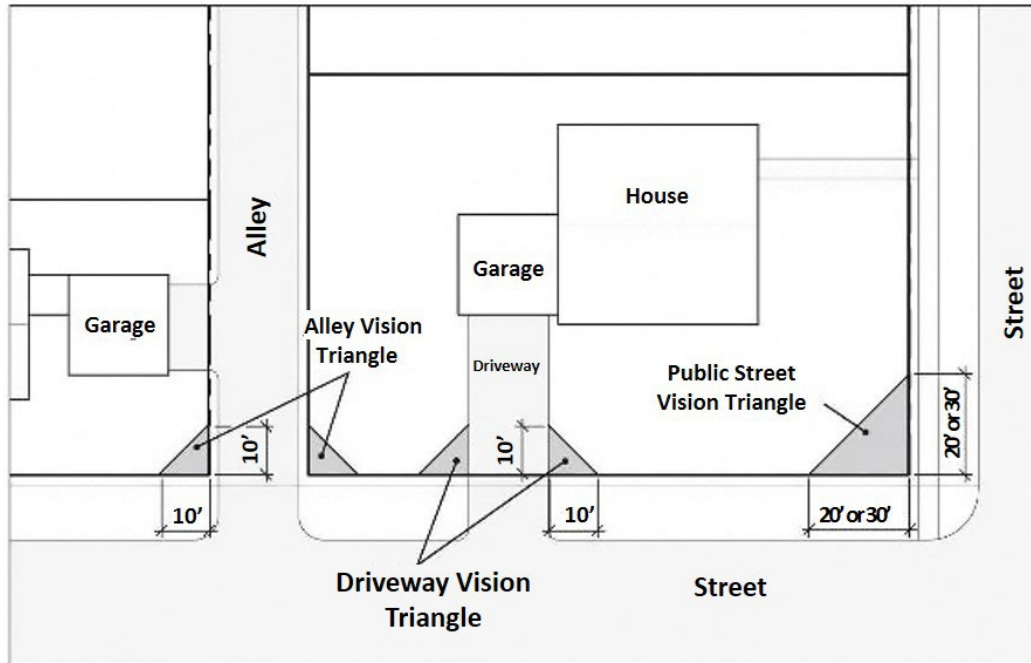
- Disabilities Act and the building code, as approved by the Community Development Director, or designee.
- c. Where the pedestrian walkway crosses drive aisles or internal roadways, the pedestrian crossing shall emphasize and place priority on pedestrian access and safety.
 - d. The material and layout of the pedestrian walkway shall be continuous as the pedestrian access crosses the driveway, with a break in continuity of the driveway paving and not in the pedestrian access way.

Section 19.04.06: Visibility Standards

- A. Purpose. The purpose of this Section is to alleviate or prevent congestion of public and private rights-of-way so as to promote the safety and general welfare of the public by establishing minimum requirements for the provision of vehicular visibility.
- B. Applicability. The requirements of this Section shall apply to all new development or redevelopment.
- C. Review and Approval. Through the site plan review process, the Community Development Director and Village Engineer shall review and approve all development for conformance with this Section.
- D. Vision Triangle at Public Streets. A vision triangle extending 20 feet from all public street right-of-way intersections shall be maintained for local street intersections and 30 feet when the intersection includes collector or arterial (major) streets. If the street intersection is curved, the vision triangle distance shall be maintained as if the right-of-way where extended to create a 90 degree corner. No wall, fence, structure, utility structure or appurtenance, or vegetation shall be permitted within such vision triangle which materially impedes vision between the height of two and one-half feet and eight feet with the exception of fencing, which shall be no greater than 30% opaque. Development located on streets with signalized intersections shall be exempt from this requirement.
- E. Vision Triangle at Driveways. A vision triangle extending 10 feet from alleys and driveways shall be maintained. No wall, fence, structure, utility structure or appurtenance, or vegetation shall be permitted within such vision triangle which materially impedes vision between the height of two and one-half feet and eight feet.

Section 19.04.07: Exterior Lighting Standards

Figure 19.04.06a: Visibility Standards



Section 19.04.07: Exterior Lighting Standards

- A. Purpose. The purpose of this Section is to provide illumination levels on sites for function and safety as well as regulate the spillover of light and glare on operators of motor vehicles, pedestrians, and nearby land uses in the vicinity of a light source in order to promote traffic safety and to prevent the creation of nuisances.
- B. Applicability. The requirements of this Section apply to all exterior lighting within the jurisdiction of this Chapter, except for lighting within public rights-of-way.
- C. Review and Approval. All developments and redevelopments will be reviewed for conformance with this Section through the site plan review process by the Plan Commission or the Community Development Director.
- D. Depiction on Required Site Plan. Any and all exterior lighting shall be depicted as to its location, orientation, and configuration on the site plan or photometric plan required for the development of the subject property.
- E. Exterior Lighting Requirements.
 - 1. In no instance shall an exterior lighting fixture be oriented so that the lighting element (or a clear shield) is visible from a property located within a residential zoning district. The use of shielded luminaries and careful fixture placement is encouraged so as to facilitate compliance with this requirement.
 - 2. Flashing, flickering and/or other lighting which may distract motorists are prohibited.
 - 3. Intensity of Illumination.

Section 19.04.07: Exterior Lighting Standards

- a. In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed 0.50 foot-candles above ambient lighting conditions on a cloudless night.
 - b. The minimum lighting in all parking and traffic circulation areas shall be 1.0 foot candles.
 - c. The maximum average on-site lighting in nonresidential zoning districts shall be 3.0 foot candles.
 - d. The following exceptions shall be permitted.
 - i. The maximum average allowable on-site lighting of outdoor recreation facilities and assembly areas is 4.0 foot-candles.
 - ii. The maximum average on-site lighting of auto display lots and gas station pump islands is 25.0 foot candles, provided that lighting is dimmed to 3.0 foot-candles when business is closed. All under-canopy fixtures shall be fully recessed.
 - e. Reflected glare onto nearby buildings, streets, or pedestrian areas is prohibited.
4. Fixtures and Luminaries.
- a. Outdoor lighting shall be full cut-off fixtures and downward facing and no direct light shall transmit onto adjacent properties.
 - i. Exempt from this requirement are decorative light fixtures with frosted glass lamps, and any fixtures using a light bulb with a factory-rated light output of 1,700 lumens or less, including 100 watt incandescent bulbs and 100-watt-equivalent compact florescent bulbs.
 - b. Light fixtures shall not be located within required bufferyards or required minimum setbacks.
 - c. The color and design of fixtures shall be compatible with the building and public lighting in the area, and shall be uniform throughout the entire development site.
 - d. Light pole base height shall be the minimum height necessary to protect the pole.
 - e. No signage or banners are permitted on light poles, except on Village-owned property.
 - f. The maximum fixture mounting height by zoning district shall be:
 - i. 16 feet in the SF-3, SF-4, SF-6, DU-6, MH-9, MF-14, MF-20, PR, NMU, DMU zoning districts.
 - ii. 20 feet in the SMU, RMU, BP, LI, HI, EX, and AE zoning districts.
 - iii. The Plan Commission shall determine the height in PUD zoning districts.
 - g. All lighting fixtures existing prior to the effective date of this Chapter shall be considered legal nonconforming fixtures.
- F. Additional Lighting Requirements for Nonresidential Uses and Multi-Family Uses.
1. Each exterior entrance to one or more dwelling units and garages shall have an exterior light within eight feet of the entrance.
 2. For residential uses, exterior lighting with automatic controls shall be provided so that the house numbers are visible from the adjacent street and interior drive. For units with individual exterior entrances, such lighting shall be provided so that the unit numbers are visible to pedestrians on the sidewalk.

Section 19.04.08: Exterior Storage and Screening Standards

3. Exterior lighting with automatic controls shall be provided for all sidewalks and parking areas to provide safe travel between the parking areas and the building.
 4. Motion sensor lights shall be permitted, provided they are placed no higher than 16 feet above ground level and provided they meet the requirements for outdoor lighting.
- G. Additional Lighting Requirements for Intensive Outdoor Recreation Uses.
1. Lighting shall be set to automatically shut off when there is no scheduled play and shall be extinguished no later than 10:00 p.m. Lower light levels for off the field lighting may be provided for an additional one hour for safe egress.
 2. The mounting height for light fixtures shall be no greater than one-fourth the distance to the nearest property line from where the light fixture is located.

Section 19.04.08: Exterior Storage and Screening Standards

- A. Purpose. The purpose of this Section is to control the use of residential, office, and commercial property for exterior storage so as to promote the safety and general welfare of the public. For additional requirements relating to exterior storage for specific uses, refer to Article III.
- B. Applicability. The requirements of this Section apply to all development.
- C. Review and Approval.
1. All developments and redevelopments will be reviewed for conformance with this Section through the site plan review process.
 2. Outdoor Storage land uses and accessory uses shall meet all Village requirements including but not limited to those identified in Article III: Land Use Regulations.
- D. Exterior Storage of Refuse.
1. Trash Cans Required near Entrances.
 - a. For multi-family, institutional, commercial, multiple use buildings, and industrial uses, each building entrance shall include one covered trash can with a capacity of at least 15 gallons and one smoking materials receptacle, or combination thereof.
 - i. Exceptions. For multifamily uses and multiple use buildings, this requirement shall only apply to entrances that serve more than two units. For industrial uses, this requirement shall only apply to visitor and customer entrances.
 - ii. The Plan Commission may adjust the required number of trash cans based on existing conditions and business operations.
 - b. Said receptacles shall be decorative in design, designed for outdoor use, and made of metal, wood, stone, or other material as approved by the Community Development Director, or designee.
 2. Refuse or Recycling Enclosures.
 - a. For multi-family, institutional, commercial, multiple use buildings, and industrial uses, all exterior trash storage areas shall be located within an enclosure at least six feet in height that completely screens the view of all trash and trash storage containers. The exterior of said enclosure shall be constructed of solid wood, vinyl, or one or more of the materials used on the exterior of the main building. A solid gate shall be used to gain access to the

Section 19.04.08: Exterior Storage and Screening Standards

- storage area; said gate shall be constructed of an opaque material or interwoven slat fencing.
- b. No exterior trash storage or dumpsters shall be located between a building and a public street except if in the opinion of the Community Development Director, or designee, no other suitable location is available for such purpose, and provided the dumpster area is developed in a manner so as to minimize its appearance from a public street.
- E. Mechanical Equipment and On-Site Utilities.
1. Definition. Mechanical equipment is defined as devices installed for a use appurtenant to the property, structures, or principal use. Mechanical equipment includes, but is not limited to, HVAC equipment, transformers, gas and electric meters, utility-related equipment, exhaust fans external to buildings, louvers, vents, and industrial process equipment. The following equipment shall be exempt from screening requirements due to functional concerns: satellite dishes, personal antennas and towers, industrial smoke stacks, and solar or wind energy systems.
 2. Applicability. The screening of mechanical equipment and utilities shall be required for all uses as regulated in this Chapter, except for single family and two family dwelling units and those exempted in other sections of the Village of Grafton Municipal Code.
 3. Situations which change the status of a conforming mechanical equipment installation to nonconforming status such as a change in zoning or establishment of a use shall be regulated as set forth by Village statutes.
 4. Screening Design Standards for Ground-mounted Equipment. Ground mounted mechanical equipment must be hidden from view through the use of one or both of the following methods:
 - a. Earth berm(s) with evergreen landscaping at a combined height sufficient to fully screen the equipment from the right-of-way or other users of the site.
 - b. A bufferyard with a minimum capacity of 0.4 that completely surrounds the equipment.
 5. Screening Distance.
 - a. Mechanical equipment is considered to be screened if it is not visible from any portion of the adjacent street right-of-way or adjacent property lines as measured at a height of five feet from the sidewalk/curb elevation or from the grade of the center line of the street if no sidewalk or curb is present.
 - b. Exceptions can be made for elevated roads that are of a considerable higher grade from that of the mechanical equipment, for drastic grade changes, or for other special circumstances as determined by the Community Development Director, or designee.
 6. Building-mounted and roof-mounted mechanical equipment must be screened from view of public right-of-ways.
 7. On-Site Utilities. All on-site utilities, including but not limited to electrical, telephone, and cable, shall be installed as underground facilities. This shall apply to utilities running from the utility easement or street right-of-way to structures and to utilities supplying service between structures.

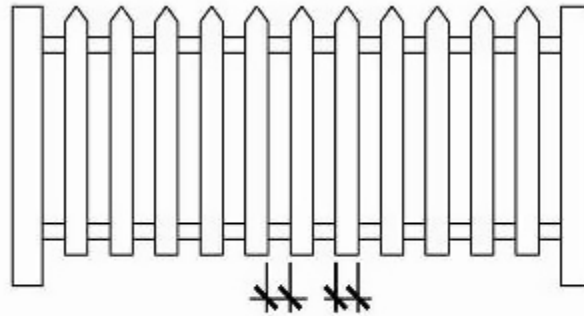
Section 19.04.09: Fencing Standards

Section 19.04.09: Fencing Standards

- A. Purpose. The purpose of this Section is to regulate the materials, location, height, and maintenance of fencing, landscaping walls, and decorative posts in order to prevent the creation of nuisances and to promote the general welfare of the public.
- B. Applicability. The requirements of this Section apply to all fencing, landscape walls, and decorative posts for all land uses and activities.
- C. Review and Approval. Fences shall be reviewed and approved by the Community Development Director, or designee, and shall require a building permit, unless the proposed fence requires a conditional use permit.
- D. Temporary Fencing. Permits are not required for temporary fencing. Temporary fencing shall be permitted for the following purposes:
1. The use of wood or plastic snow fences for the purposes of limiting snow drifting between November 1 and April 1.
 2. The protection of excavation and construction sites and the protection of plants during grading and construction, in association with an active building permit.
- E. Design and Materials.
1. Materials.
 - a. Fences shall be constructed using the following materials: Naturally resistant or treated wood, brick or masonry, natural stone, wrought iron, vinyl, galvanized and/or coated chain link
 - b. Any other material of comparable quality as approved by the Community Development Director, or designee.
 - c. Permanent chicken wire fences or snow fences shall not be used with residential uses.
 - d. Barb wire fencing or similar security fencing shall be permitted only on the top of security fencing when located at least six feet above the ground and shall be permitted only in the LI and HI districts. Such fences shall meet the setbacks for the principal structure.
 - e. Galvanized and coated chain link fences shall have a minimum nine gauge thickness, and a top rail support is required. Galvanized and coated chain link fences shall not be permitted in front or street yards and shall not extend toward the street beyond the front of the building.
 2. Design.
 - a. With the exception of fences used for required screening, any fence located in the front yard shall be a maximum of 50 percent opaque, meaning that the spaces between the pickets are equal to or greater than the width of the pickets. See Figure 19.04.09a.
 - b. A fence that includes pre-woven or interwoven privacy fence slats and that is at least 90 percent opaque shall be considered a solid fence.
 - c. Fences shall be architecturally compatible with the design and materials of the principal building. Design details shall be substantially the same (but need not be identical) as those of the principal building. Industrial uses shall be exempt from this requirement.

Section 19.04.09: Fencing Standards

Figure 19.04.09a: Fencing Standards



50% Max. Opacity
Opening must be at least as wide as picket

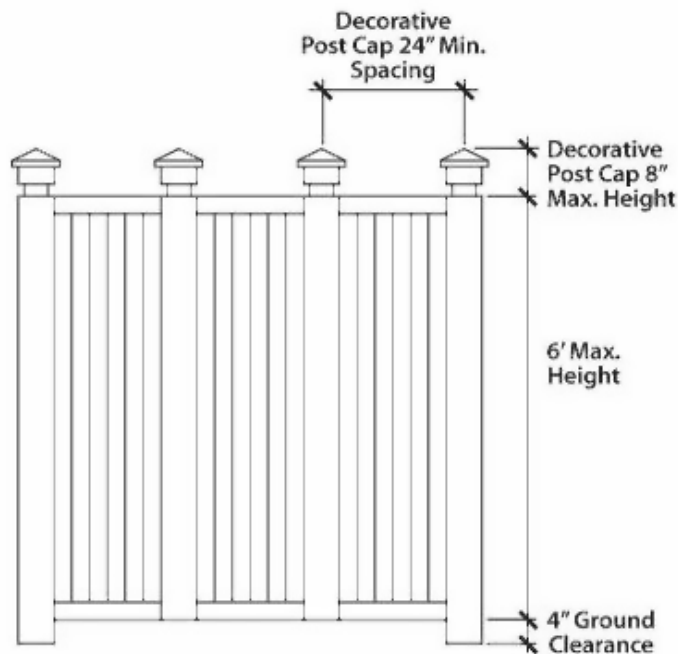
F. Height.

1. **Maximum Height.** The maximum height of any fence panel, landscape wall, or decorative post shall be the following:
 - a. In the SF-3, SF-4, SF-6, DU-6, MH-9, MF-14, MF-20, I, PR, NMU, and residential PUD zoning districts:
 - i. Four feet when located within the required or provided front yard or street yard (on corner lots), whichever is closer to the street.
 - ii. Six feet within the side yard or rear yard, but not in the required front yard or beyond the front facade of the principal building.
 - iii. Six feet in the front yard on the long side of corner lots provided the fence has a setback equal to that of the principal structure, or what would be required for new construction of a principal structure based on the lot dimensions, whichever is greater.
 - iv. Barb wire fencing or similar security fencing on top of fences is prohibited.
 - b. In the SMU, RMU, DMU, BP, LI, HI, EX, AE, and nonresidential PUD zoning districts:
 - i. Four feet when located within the required or provided front yard or street yard, whichever is closer to the street.
 - ii. Eight feet within the side yard or rear yard, but not in the required front yard or beyond the front facade of the principal building.
 - iii. Eight feet in the front yard on the long side of corner lots provided the fence has a setback equal to that of the principal structure, or what would be required for new construction of a principal structure based on the lot dimensions, whichever is greater.
 - iv. Barb wire fencing or similar security fencing on top of fences shall not extend higher than three feet beyond the top of the fence and shall only be permitted in the LI, HI, and EX zoning districts.
 - c. Height shall be measured from the ground immediately under the fence to the top rail of the fence.

Section 19.04.09: Fencing Standards

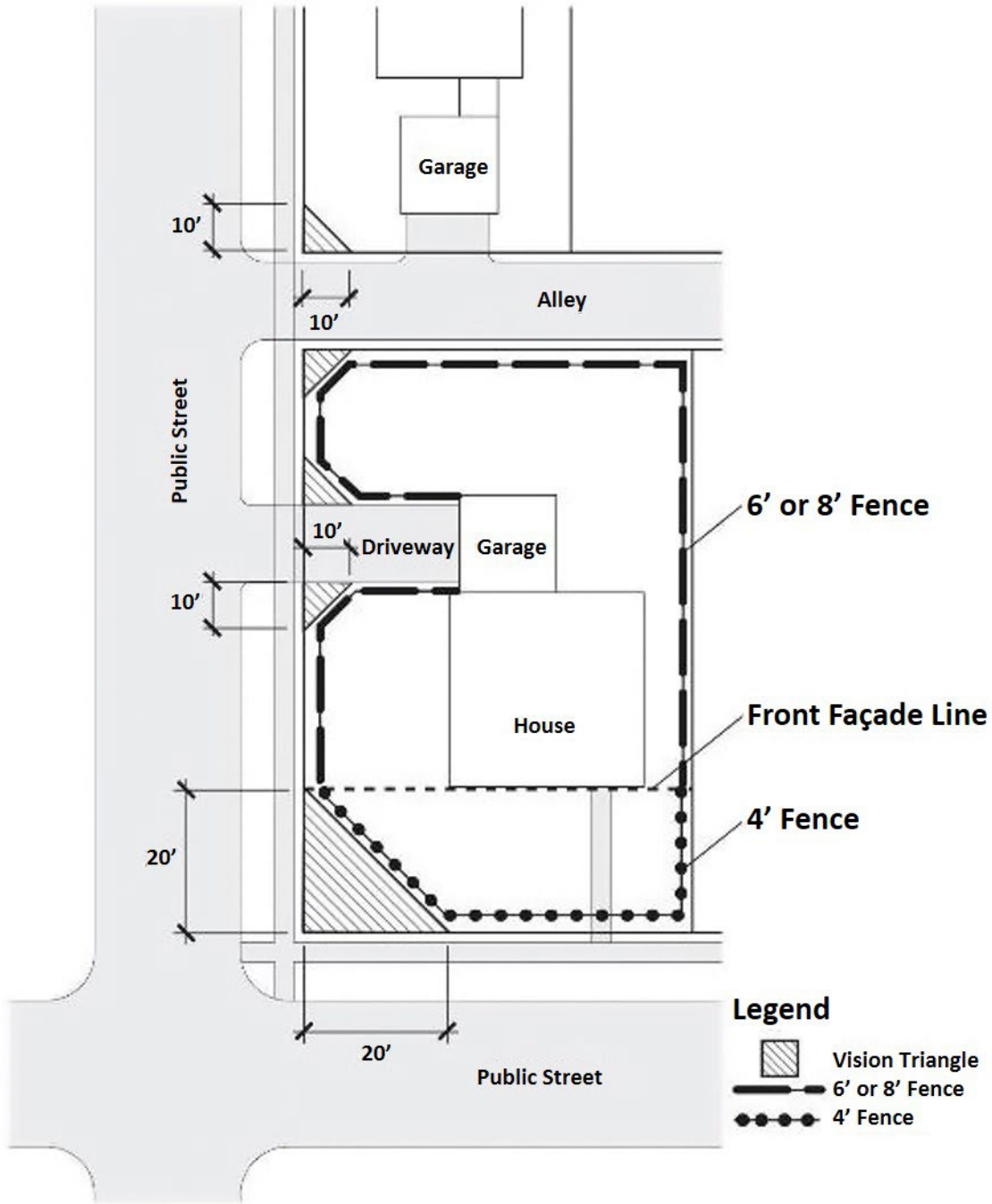
- 2. Height Exceptions.
 - a. Decorative posts at a minimum spacing of 24 inches may extend eight inches above the maximum height. See Figure 19.04.09b.
 - b. To accommodate slopes and/or lawn maintenance, up to four inches of ground clearance shall be allowed which will not contribute to the measurement of maximum fence height.
 - c. Berms with slopes less than or equal to a minimum of three feet of horizontal to a maximum of every one foot of vertical (i.e. 3:1) shall not contribute to the measurement of maximum fence height.
- G. Location.
 - 1. Fences must meet all visibility standards.
 - 2. Fences may be located at the property line.
 - 3. Fences legally constructed prior to the effective date of this Section shall be permitted to be replaced in their existing location.
- H. Orientation. Any and all fences, landscape walls, or decorative posts shall be erected so as to locate visible supports and other structural components toward the subject property, i.e. with the finished side facing outward.
- I. Maintenance. Any and all fences, landscape walls, or decorative posts shall be maintained in a structurally sound and attractive manner.

Figure 19.04.09b: Fence Height and Exceptions



Section 19.04.09: Fencing Standards

Figure 19.04.09c: Fencing Standards



Section 19.04.10: Outdoor Recreational Space Requirements

Section 19.04.10: Outdoor Recreational Space Requirements

- A. Outdoor Recreational Space Requirements for Multi-Family Uses.
1. Each multi-family development containing three or more units shall provide an outdoor recreational space suitable for outdoor recreation such as sitting, grilling, and playing catch. This space could include a children's play area. Outdoor recreational space can be provided at ground level or other areas including but not limited to communal porches/decks, balconies, and rooftop gardens.
 - a. The outdoor recreational space and/or children's play area is encouraged to include picnic tables, recreational equipment, and/or play equipment suitable for small children such as sandboxes, swing sets, and play structures. This is intended to provide an equivalent level of outdoor recreation equipment that would normally be available with a single or two family dwelling.
 2. Minimum Area. A minimum of 200 square feet plus 25 square feet per bedroom shall be provided.
 3. Required outdoor recreational space shall be for the private use of residents and need not be open to the public.
- B. Buildings shall be organized in relation to open spaces to create a balance of usable open space and efficient circulating and parking. The requirements of this Section shall not override the establishment of an orderly, positive, and urban character of the relationship of buildings to streets.
- C. Required outdoor recreational space may be divided into multiple distinct spaces, provided that no single outdoor recreation space is smaller than 100 square feet or narrower than 10 feet in any direction.
- D. The following will not count toward the total outdoor recreational space requirement:
1. Areas in the required front or side yard setbacks.
 2. Areas within two feet of parking stalls (as measured from the face of the curb).
 3. Areas used for landscaping, stormwater infiltration, bicycle parking, trash and recycling storage, or heating and cooling units.
- E. Required outdoor recreational space shall not count toward land dedication or fee in lieu of land dedication requirements of the Title 18: Subdivisions of the Village of Grafton Municipal Code.

Section 19.04.11: Group or Large Development Standards

- A. Purpose. The purpose of this Section is to establish standards that ensure group developments and large developments are properly located and are compatible with the surrounding area and the overall community character of the Village of Grafton.
- B. Definitions.
1. Group Development.
 - a. Any development located on one lot and comprised of any single instance or any combination of the following development types:
 - i. One or more principal multi-family residential buildings with 24 or more residential units on the same lot.
 - ii. Three or more principal structures on the same lot, whether serving a single use or more than one use.
 - iii. Any addition of principal buildings that increases the total number of principal structures on the same lot to three or more.

Section 19.04.11: Group or Large Development Standards

- b. Common examples of group developments include apartment or condominium complexes with 24 or more total units, commercial centers, shopping centers, and office centers where there are three or more principal buildings.
 2. Large Development.
 - a. Any new development containing any single building in which the area of the building footprint exceeds 20,000 square feet. Does not include new additions to structures existing prior to the adoption of this Chapter of less than 20,000 square feet, or basements and penthouses when used primarily for storage and mechanical equipment.
 - i. Common examples of large developments include big-box commercial uses.
- C. Exceptions. The following situations are exempt from the requirements of this Section.
 1. Structures within Village parks.
 2. Nonresidential buildings where it can be demonstrated to the satisfaction of the Community Development Director, or designee, that any principal building can be subsequently subdivided with a lot and yards conforming to the requirements of this Chapter.
- D. Review and Approval.
 1. All group developments and large developments require a conditional use permit regardless of whether individual use(s) within the development are permitted by right within the applicable district.
 2. Uses permitted in a group development and/or large development include any land use that is either a permitted by right land use or a use allowed by conditional use permit within the applicable zoning district.
 3. Land uses permitted by right in the applicable zoning district shall be permitted by right within an approved group and/or large development, subject to the provisions of this Section, unless otherwise restricted by the conditions of approval imposed during the conditional use approval for the group development and/or large development as a whole.
 4. Land uses allowed by conditional use permit within the applicable zoning district shall be allowed within the group development and/or large development only with conditional use approval for that land use category. The consideration of the conditional use for the group development and/or large development may occur in conjunction with the review for additional conditional land uses.
 5. The detailed land use regulations in preceding sections that pertain to each proposed land uses shall also apply within a group development and/or large development, as will all other applicable provisions of this Section.
- E. Changes to an Approved Group and/or Large Development.
 1. Following initial issuance of a conditional use permit for the group development and/or large development, all subsequent changes determined to be significant by the Community Development Director, or designee, to site design and building design (including addition of structures, additions to structures, and expansions of parking or storage areas) in the group development and/or large development

Section 19.04.11: Group or Large Development Standards

- shall require an amendment to the approved conditional use permit regardless of individual land use(s).
2. Changes to individual land uses within a group development and/or large development listed as permitted by right uses within the applicable zoning district are allowed without amendment to the group development and/or large development conditional use permit, unless said conditional use permit placed restrictions on change of use.
 3. Changes to individual land uses within a group development and/or large development listed as conditional uses within the applicable zoning district shall be allowed only by amendment to the conditional use permit, regardless of whether or not said use entails modifications to the building and/or site layout in the group development and/or large development.
- F. Standards Applicable to Group Developments or Large Developments.
1. Land uses and development shall comply with the applicable requirements of this Chapter, including, but not limited to, density, intensity, bulk, setback, and building separation requirements; building and site design standards; landscaping and green space requirements; access, parking, loading requirements; and signage requirements.
 2. The applicant shall demonstrate how the proposed development relates to each of the following criteria:
 - a. Complements the design and layout of nearby buildings and developments.
 - b. Enhances, rather than detracts from, the desired character of the surrounding area.
 3. Architectural Quality. All buildings within the group and/or large development shall be of compatible with one another in terms of architectural quality and design, as determined by the Plan Commission.
- G. General Layout and Future Divisibility of Group Developments.
1. Development located within a group development shall be located so as to comply with the intent of this Chapter regarding setbacks of structures and buildings from lot lines. Building envelopes shall be depicted on the site plan required for review of group developments. The use of this approach to designing group developments will facilitate the subdividing of group developments in the future (if such action is so desired).
- H. Roadway Connections. All nonresidential projects shall have direct access or access through an easement to an arterial or collector level street; or to a local street if no other access is available, as deemed appropriate by the Village.
- I. Parking. Parking lot designs in which the number of spaces exceeds the minimum number of parking spaces by 25 percent or more shall be allowed.
- J. Outdoor Display Areas. Exterior display areas shall be permitted only where clearly depicted on the approved site plan. All exterior display areas shall be separated from motor vehicle routes by a minimum of five feet or by a physical barrier visible to drivers and pedestrians.
- K. Outdoor Storage Uses and Areas. Exterior storage structures or uses, including the parking or storage of vehicles, trailers, equipment, containers, crates, pallets, merchandise, materials, forklifts, trash, recyclables, and all other items shall be

Section 19.04.11: Group or Large Development Standards

permitted only where clearly depicted and labeled on the approved site plan.

Outdoor storage uses and areas shall meet screening requirements.

L. Landscaping. All landscaping standards presented in previous sections shall be met.

M. Lighting. All on-site exterior lighting standards shall be met.

N. Signage. All signage standards shall be met.

O. Additional Rules Applicable to Large Developments.

1. Building Placement and Site Layout. Building placement and orientation shall facilitate appropriate land use transitions and appropriate traffic flow to adjoining roads and neighboring commercial areas and neighborhoods, and must forward community character objectives as described in the Village's Comprehensive Plan.

2. Compatibility Report. The Village may require a written Compatibility Report citing adequate evidence that the proposed building and overall development project shall be compatible with the Village's Comprehensive Plan and any detailed neighborhood or special area plan for the area. The Compatibility Report shall specifically address one or more of the following items:

a. Compatibility Report Narrative. The Village may require a narrative describing how the proposed development meets the building placement and site layout requirements of Subsection (a), above.

b. Traffic Impact Analysis. The Village may require that a traffic impact analysis (TIA) be completed in accordance with the most current revision of the Traffic Impact Analysis Guidelines published by the Wisconsin Department of Transportation. It shall be conducted by a third party agreed upon by both the applicant and Village at the applicant's expense. Such Traffic Impact Analysis shall require the following components:

i. A demonstration that vehicle access shall be designed to accommodate peak on-site traffic volumes without disrupting traffic on public streets or impairing pedestrian safety. This shall be accomplished through adequate parking lot design and capacity; access drive entry throat length; design, location, and number of traffic control devices; and sidewalks.

ii. Where the traffic impact analysis indicates that a project may cause off-site public roads, intersections, or interchanges to function below a level of service (LOS) C, the Village may deny the application, require a size reduction in the proposed development, and/or require the developer to construct and/or pay for required off-site improvements to achieve a LOS C for a planning horizon of a minimum of 10 years assuming full build-out of the site.

iii. The Village has the option to require a trip generation study in lieu of a full Traffic Impact Analysis.

c. Transportation Demand Management. The Village may require that a transportation demand management plan (TDM) be completed in accordance with Wisconsin Department of Transportation requirements for content and format.

3. Retail and Commercial Service Buildings in Excess of 50,000 Square Feet of Area

Section 19.04.11: Group or Large Development Standards

- a. **Applicability.** The following requirements are applicable to all new retail and commercial service buildings in excess of fifty thousand (50,000) gross square feet and shall require a Conditional Use Permit in the zoning districts in which they are allowed.
- b. **Intent.** The following standards are intended to ensure that large retail and commercial service buildings and the sites they occupy are properly located and are compatible with the surrounding area and the community character of the Village, such projects meet a demonstrated public need, and such projects promote a practical and viable re-use of the structures and the development site within the context of the surrounding area.
- c. **Reuse Plan Requirements.** As a condition to issuance of a building permit, the property owner/developer of large format commercial buildings shall provide one of the following to the Village as a condition of the approval of a conditional use permit for such buildings in excess of 50,000 square feet.
 - i. **Option I - Cash Contribution.** A cash contribution to the Village of \$15,000 for the first 50,000 square feet of floor area and \$0.10 for every additional square foot of usable space to fund the future costs to the Village of preparing a reuse plan. The Village will deposit the cash contribution in a separate non-lapsing interest bearing account with interest accruing to the benefit of the Village. The Village may use the funds to market the building for re-use and/or prepare or implement a redevelopment plan in the event that a building remains vacant for more than 24 months and during that time, (a) the owner fails to respond to written inquiries from the Village as to owner's marketing and re-use efforts, or (b) the owner requests the Village to undertake such efforts.
 - ii. **Option II - Re-Use Plan.** A detailed reuse plan that clearly identifies the opportunities and challenges of planning for redevelopment of any large retail or commercial building.
 1. The Re-Use Plan for the large retail or commercial building shall reaffirm the neighborhood vision and development characteristics of the area; enhance the quality of life and promotes a sense of community; integrate storm water management facilities as an essential design component of the site; ensure the appearance, visibility and the distinctive character of the development; provide site pedestrian and bicycling amenities; provide appropriate road access and internal traffic circulation; and promote mixed use residential and commercial development concepts in the layout of the Re-Use Plan if appropriate.
 2. **Adoption of the Re-Use Plan.** When the Re-Use Plan is complete, the Village Plan Commission shall recommend, and the Village Board shall accept, the Re-Use Plan. The Plan Commission shall review and modify the Re-Use Plan to reflect any adopted amendments to the Comprehensive Plan and then-current zoning regulations prior to implementing the Re-Use Plan. The Plan Commission may only modify the Re-Use Plan after mailing to the owner, by certified mail sent at least 10 days prior to the hearing, the proposed modifications

Section 19.04.12-20: Reserved for future use

and notice of a public hearing at which the Plan Commission shall consider the owner's comments.

3. Implementation of the Re-Use Plan. To reap the benefits of an Adopted Re-Use Plan requires consistent implementation. The Village must be prepared to: a) Review proposed land divisions, conditional use permits and planned developments based on conformance with the Plan. b) Facilitate and approve only those developments that are consistent with the Adopted Re-Use Plan, paying particular attention to the proposed land use pattern, the density and intensity of the proposed development, community character and the availability of the appropriate infrastructure to support.
4. Waiver of Standards. The Plan Commission may waive any of the above standards by a three quarters (3/4) vote of members in attendance, but only if supplemental re-use elements are incorporated into the project which compensate for the waiver of the particular standard.
5. Vacant Sites Maintenance Requirements. As a condition of issuance of the conditional use permit for a large format commercial building, the property owner shall execute and the Village shall record, with the Ozaukee County Register of Deeds, a written notice stating that the owner of any vacated building shall: a. Remove snow and ice from all drives and sidewalks, b. Eliminate weeds, c. Maintain landscaping and keep lawns mowed, d. Dispose of garbage and refuse, e. Repair or replace broken windows with protective barriers, and f. Maintain and illuminate security lighting. These maintenance requirements shall run with the land and be binding on the then-current owner of the vacant building.

Section 19.04.12-20: Reserved for future use