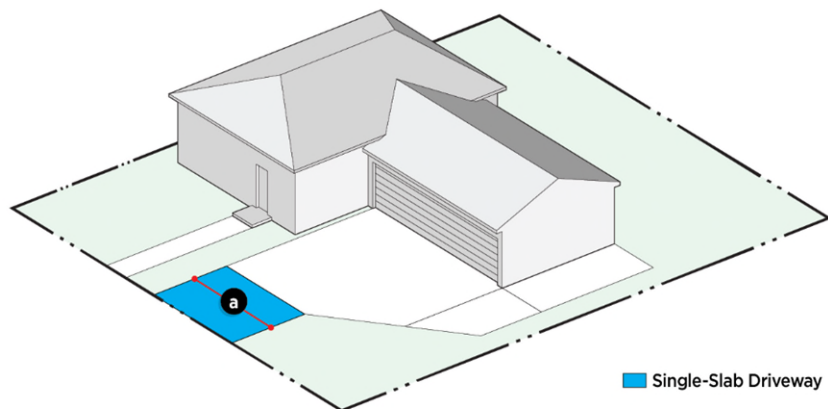


Sec. 17.0503. Driveways

- (a) **Single-Family Attached & Detached Driveway Standards.** A single slab or ribbon driveway from the property line to legal, on-site parking shall be provided and shall be in conformance with the following criteria. A single slab or ribbon driveway and parking pad taper shall be the only permitted paved area in a front yard.
- (1) **Limit of One.** No more than one (1) single slab or ribbon driveway and one (1) curb cut shall be permitted for each single-family residential lot. New residential parcels taking access from collector or arterial streets shall share driveways in order to protect public safety by limiting curb cuts.
- (2) **Single-Slab Driveway Design Standards.**
- Single-slab driveways shall not exceed twenty-four (24) feet in width at the property line.
 - Single-slab driveways shall be surfaced with concrete including decorative concrete, patterned concrete, and exposed aggregate concrete, asphalt, concrete pavers, paving blocks, or similar materials approved by the City Engineer.

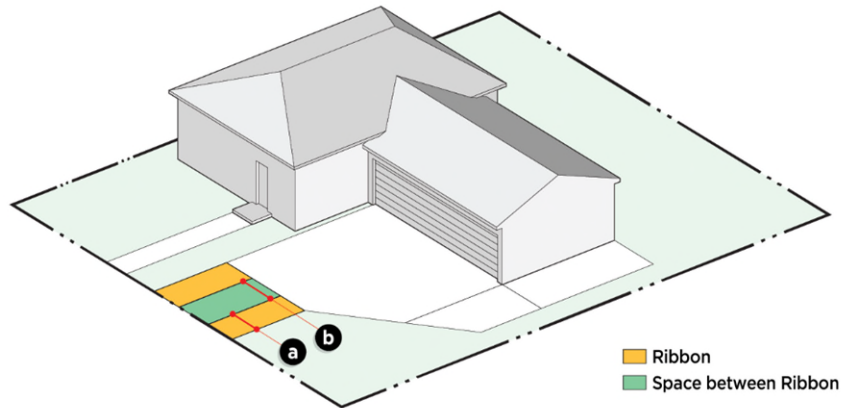
Figure 5.4: Single-Slab Driveway Design Standards



(3) **Ribbon Driveway Design Standards.**

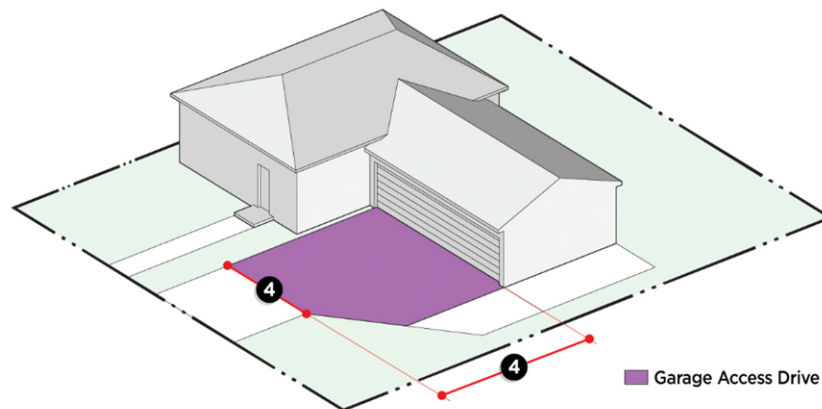
- a. Ribbons shall be a minimum of two (2) feet wide and a maximum of three (3) feet wide.
- b. Ribbons shall be a minimum of three (3) feet apart measured from their nearest edges. The space between ribbons shall be planted in turf grass or other ground cover used in the front yard.
- c. Ribbons shall be concrete including decorative concrete, patterned concrete, and exposed aggregate concrete, asphalt, concrete pavers, paving blocks, or similar materials approved by the City Engineer.

Figure 5.5: Ribbon Driveway Design Standards



- (4) **Garage Access Drive.** A garage access drive the width of the garage, as measured from the garage door(s) plus an additional three (3) feet on either side of the garage door(s), is permitted to extend for a distance of twenty (20) feet from the garage doors before tapering, within ten (10) feet, back to the maximum driveway width.

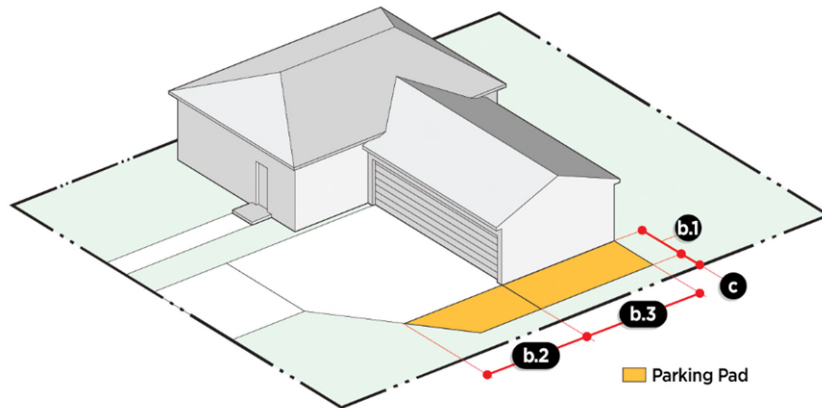
Figure 5.6: Garage Access Drive Standards



(5) **Parking Pad.**

- a. **Limit of One.** A single-family driveway may be extended to include one (1) parking pad.
- b. **Configuration.**
 - 1. A parking pad shall be a maximum of ten (10) feet in width.
 - 2. The portion of the parking pad adjacent to the driveway shall have a maximum length of twenty-five (25) feet, as measured from the front façade line of the garage. A minimum seven (7) foot taper shall be included in the twenty-five (25) foot maximum.
 - 3. The portion of the parking pad adjacent to the garage shall have a maximum length of twenty (20) feet, as measured from the front façade line of the garage.
- c. **Location.** The parking pad shall be set back a minimum of five (5) feet from any side property line.

Figure 5.7: Parking Pad Standards



- (6) **Driveway Approaches.** Driveway approaches shall meet all requirements of Chapter 6 of the Oak Creek Municipal Code.

(b) **Multifamily and Nonresidential Driveway Standards.**

(1) **Location.**

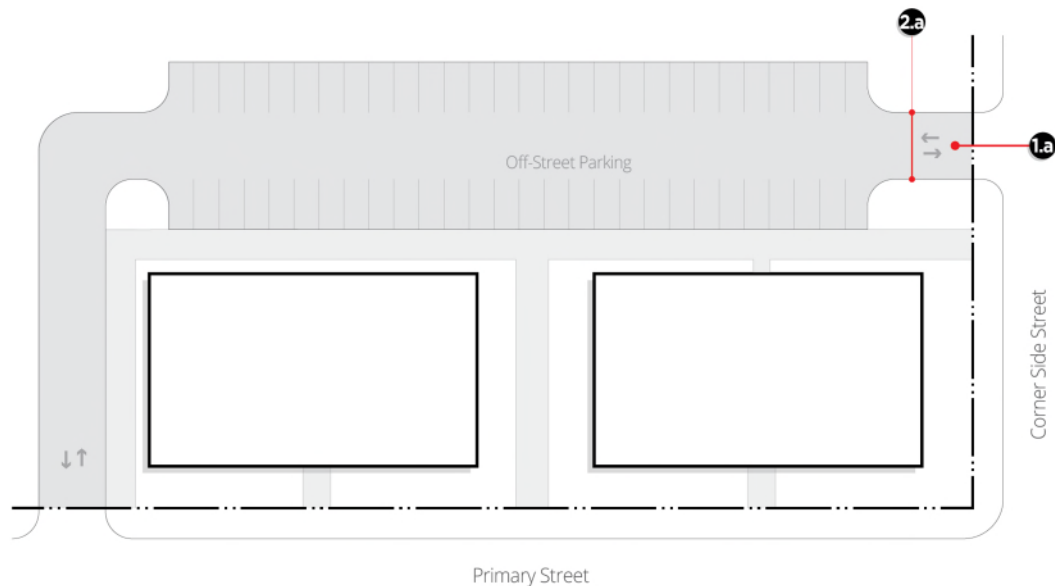
- a. Where a parking area of a corner lot abuts an alley or a corner side street, access to the parking area shall be obtained from a driveway off of the alley or corner side street. The Community Development Director or their designee may waive this requirement, if due to the particular situation of the parcel, this requirement cannot be satisfied.
- b. No lot can have multiple driveways for purposes of vehicular ingress and egress without a minimum of three hundred (300) foot separation between such curb cuts along a street. The Community Development Director or their designee may waive this requirement, if due to the particular situation of the parcel, this requirement cannot be satisfied.

(2) **Driveway Design Standards.**

- a. Driveways for multifamily uses shall not exceed thirty-two (32) feet in width at the property line.
- b. Driveways for commercial uses shall have a minimum width of twenty-four (24) feet and a maximum width of thirty-six (36) feet at the property line.
- c. Driveways for industrial uses shall have a minimum width of thirty (30) feet and a maximum width of forty-eight (48) feet at the property line.

- (3) **Driveway Approaches.** Driveway approaches shall meet all requirements of Chapter 6 of the Oak Creek Municipal Code.

Figure 5.8: Multifamily and Nonresidential Driveway Standards



Sec. 17.0507. Fences

Fences are permitted in any district and may be erected provided that fences comply with the following requirements:

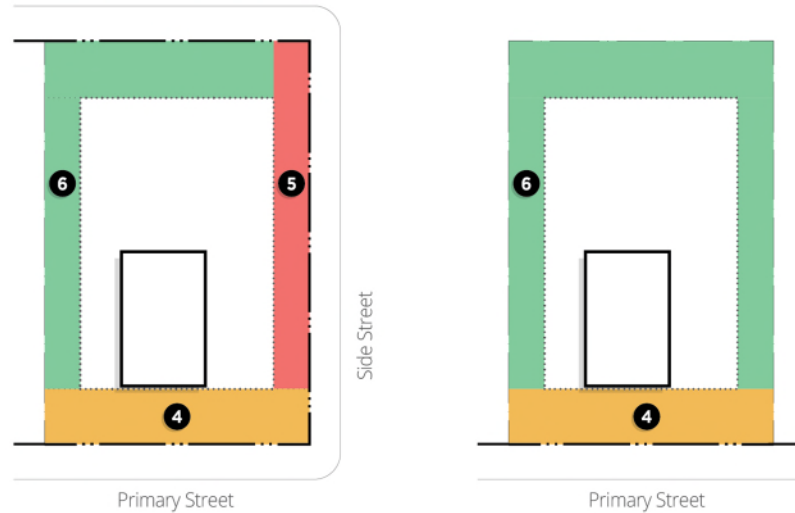
(a) **Single-Family Fence Standards.**

- (1) **Approved Materials.** Approved materials for fences in single-family districts include wood, wood composites, stone, brick, wrought iron, aluminum, vinyl, PVC, or hedge row. **Vinyl-coated** chain link may be utilized in rear yards only.
- (2) **Materials.** Fences shall be of non-sight barrier construction and have a minimum opacity of fifty (50) percent. No fence in a single-family district shall be constructed of wire mesh, woven wire, dangerous materials, materials that would constitute a nuisance, razor wire, or any material that conducts electricity. Permitted fence materials in exterior side yards shall **only** be materials which are designed and intended for use in fence installations and shall be limited to
 - a. Vegetation **(e.g., hedge row)**;
 - b. Wood, chemically treated or naturally resistant to decay;
 - c. Wood Composites;
 - d. Stone or brick;**
 - e. Aluminum;
 - f. Vinyl/PVC;
 - g. Wrought Iron; and
 - h. As approved by the Plan Commission.
- (3) **Fence Direction.** The face of the sign containing posts, poles, rails, hardware, and similar features shall be directed inward toward the property on which the fence is located.
- (4) **Front Yard Fences.** Fences are prohibited in front yards.
- (5) **Street Facing Side Yard Fences.** Fences are permitted in the street facing side yards of corner lots in single-family districts, but shall not exceed a height of four (4) feet and shall not extend into the vision clearance triangle if located on the property line. Fences in the street facing side yards of corner lots shall not exceed a height of six (6) feet if located a minimum of ten (10) feet from the property line, and improved with a landscape area between the fence and right-of-way including plant materials as required for building foundation landscape areas as detailed in Section 17.0505(3). **Landscape plans shall be submitted with a fence permit application.**

(6) **Side and Rear Yard Fences.** Fences are permitted, upon the issuance of a permit, in the side and rear yards of lots in single-family districts, subject to the following requirements:

a. Fences shall not exceed a height of six (6) feet;

Figure 5.21: Single Family Fence Standards



b. Fences shall not extend into the front yard;

c. Fences shall meet the requirements for street facing side yards in (5) above.

d. No fence shall be located closer than two (2) feet to any alley right-of-way line.

1. Fences may be allowed within other City easements as determined by the City Engineer in subsection (b) below.

(b) **Easements.** Fences in all districts shall be sited in conformance with the following:

(1) Fences are prohibited in any Access Easement. This includes combination easements.

(2) Fences are prohibited in Sanitary Sewer and Watermain Easements. This includes combination easements.

(3) Fences are prohibited in Storm Sewer Easements. This includes combination easements.

(4) The City Engineer, on a case-by-case basis, may approve the location of a fence in other easements owned or controlled by the City that are not prohibited in (1) –(3) above

a. If no public infrastructure is located or planned within the easement or the location of the proposed fence.

b. Upon verification from a submitted grading plan that grades within the easement shall not be altered and shall conform to the approved grading plan.

c. When a fence permit application includes the Conditions of Approval, signed by the landowner, acknowledging

1. All labor and costs associated with the fence installation or replacement within the easement are borne by and the responsibility of the landowner.

2. **Approval of the fence does not include approval for other flow-impeding obstructions (e.g., wood piles, raised gardens, berms, etc.) within the easement.**
 3. **The landowner remains subject to all conditions of the easement, including removal of the fence at the landowner's expense.**
 4. **Any other conditions placed on the specific permit as required by the City Engineer.**
- (5) **It is the landowner's responsibility to obtain authorization to install or replace a fence an easement that is not owned or controlled by the City. This may include, but not be limited to, Utility Easements (e.g., electric, gas, etc.), private stormwater easements, private drainage easements, private landscaping or planting easements, and similar.**
- (c) **Agricultural and Equestrian Fence Standards.** Electric Fences are permitted, upon the issuance of a building permit, in the A-1 Limited Agricultural District and the ER Equestrian Residential District only. Electric fences are permitted adjacent to the lot line and shall not exceed four (4) feet in height in the street yard or six (6) feet in height in the side and rear yard.
- (d) **Nonresidential Fence Standards.** Security Fences are permitted, upon the issuance of a building permit, adjacent to the side and rear property lines in all commercial districts but shall not exceed eight (8) feet in height. Security Fences are permitted, upon the issuance of a building permit, adjacent to the side and rear property lines in all industrial districts but shall not exceed ten (10) feet in height. The Plan Commission shall determine, before the issuance of a building permit, on a case-by-case basis the opacity of security fences, based upon consideration of the need to screen materials and upon safety considerations.

Sec. 17.0508. Green Space

- (a) All new buildings, additions and uses, with the exception of one- and two-family buildings, additions, and uses shall set aside a minimum of thirty (30) percent of the site as green space.
- (b) This required green space shall be designed as an integral part of the site, and may not include those areas required for parking, loading, or other impervious surfaces.
- (c) This requirement does not apply to the redevelopment of sites, including, but not limited to, the construction of a new building, additional building, building addition or expanded parking lot, which do not meet this minimum requirement at the time of the adoption of this ordinance. In those cases, the minimum amount of green space may not be reduced beyond that which exists on the property at the time of the adoption of this ordinance.

Sec. 17.0509. Outdoor Lighting

- (a) **Purpose and Intent.** This Section regulates all outdoor lighting installed on publicly and privately owned sites within the City of Oak Creek, with the exception of outdoor lighting on public streets, public bikeways, and public walkways. The purpose of this Section is to create standards for outdoor lighting that do not interfere with the reasonable use of publicly and privately owned sites, that prevent light trespass and conserve energy yet maintain nighttime safety. If outdoor lighting is installed, it shall be in conformance with the provisions of this Section of the Municipal Code, the building code and all other codes and regulations as applicable and under appropriate permit and inspection.
- (b) **General Requirements.**
 - (1) All outdoor lighting fixtures installed and thereafter maintained upon private or public property in any district in the City shall comply with the following:

Sec. 17.0510. Performance Standards

- (a) **Compliance.** This Chapter permits specific uses in specific districts; and these performance standards are designed to limit, restrict, and prohibit the effects of those uses outside their premises or district. All structures, land, air, and waters shall, hereafter, in addition to their use and site regulations, comply with the following performance standards.
- (b) **Air Pollution.** No person or activity shall emit any fly ash, dust, particulate matter, fumes, vapors, mists, or gases in such quantities that would constitute a nuisance to surrounding property owners. Dust and other types of pollution borne by the wind from such sources as storage areas, yards, and roads within lot boundaries shall be kept to a minimum by appropriate landscaping, paving, fencing, or other acceptable means.
- (c) **Fire and Explosive Hazards.** All activities involving the manufacturing, utilization, processing, or storage of flammable or explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion and with adequate fire-fighting and fire-suppression equipment and devices that are standard in the industry and approved by the City of Oak Creek Fire Chief. All materials that range from active to intense burning shall be manufactured, utilized, processed, or stored only within completely enclosed buildings which have incombustible exterior walls and an automatic fire extinguishing systems. Storage of flammable and explosive material shall be in accordance with the requirement of Chapter IHLR 10 of the Wisconsin Administrative Code and the requirements of Chapter NFPA 30 of the National Fire Protection Act.
- (d) **Glare and Heat.** No activity shall emit glare or heat that is visible or measurable outside its premises except activities which may emit direct or sky reflected glare which shall not be visible outside their district. All operations producing intense glare or heat shall be conducted within a completely enclosed building. Exposed sources of light shall be shielded so as not to be visible outside their premises.
- (e) **Water Quality Protection.** No activity shall locate, store, discharge, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quantity, obnoxiousness, toxicity, or temperature that might run off, seep, percolate, or wash into surface or subsurface waters so as to contaminate, pollute, or harm such waters or cause nuisances such as objectionable shore deposits, floating or submerged debris, oil or scum, color, odor, taste, or unsightliness or be harmful to human, animal, plant, or aquatic life. In addition, no activity shall withdraw water or discharge any liquid or solid materials so as to exceed, or contribute toward the exceeding of, the minimum standards set forth in Chapter NR 102 of the Wisconsin Administrative Code.
- (f) **Radioactivity and Electrical Disturbances.** No activity shall emit radioactivity or electrical disturbances outside its premises that affect the use of neighboring premises.
- (g) **Vibration.** No activity in any district shall emit vibrations, which are discernible by the Building Commissioner or a designee without instruments outside its premises.
- (h) **Noise.** At no point on the boundary of a Residence or Business district shall the sound intensity level of any individual operation (other than the operation of motor vehicles or other mobile equipment) exceed fifty-eight (58) and sixty-two (62) dBA, respectively, during normal operations.

Sec. 17.0511. Mixed Use and Nonresidential Design Standards

(a) Exterior Building Cladding Materials.

- (1) Allowable exterior building cladding materials shall be time- and weather-tested materials and techniques and shall be as detailed in Table 17.0511(a)(1) below. Glazing shall not be included in the façade material

calculations. When part of a common development, buildings shall utilize materials that are consistent with or complement surrounding development.

Table 17.0511(a)(1): Allowed Exterior Building Cladding Materials					
Building Façade Elevation	Masonry (1)	Siding (2)	Concrete	Architectural Metal Panel (non-corrugated)	EIFS, Non-Textured Masonry, Phenolic Materials, Corrugated Metal Panels, Stucco, Terra Cotta
Front, Exterior Side	Min. 50-75%	Max. 50%	Textured – any % allowed / Non-textured Max. 50%	Max. 25%	Max. 15% with $\frac{3}{4}$ Plan Commission approval
Interior Side	Min. 25% / Min. 50% for 4-sided	Max. 50% for 4-sided / Max. 75%	Up to 100% with $\frac{3}{4}$ Plan Commission approval	Max. 25% for 4-sided / Max. 50%	Max. 15% with $\frac{3}{4}$ Plan Commission approval
Rear	0% / Min. 50% for 4-sided	Max. 50% for 4-sided / Max. 75%	Up to 100% with $\frac{3}{4}$ Plan Commission approval	Max. 25% for 4-sided / Max. 50%	Max. 25% with $\frac{3}{4}$ Plan Commission approval
Notes					
(1) Masonry includes brick, stone (cultured, stacked, stone masonry units), burnished block, textured/split-faced or decorative concrete masonry units.					
(2) Siding includes cementitious fiber board, fiber cement, wood, engineered wood, or composite.					

- (2) Exterior building materials utilized on the ground floor or base level (to min. 3 feet above grade) shall be limited to wood, masonry, or stone veneer systems. Masonry and stone veneer systems utilized on the ground floor shall have a minimum thickness of three (3) inches. Requests to utilize other materials on the ground floor shall require a $\frac{3}{4}$ majority approval of the Plan Commission.
- (3) Exterior building materials utilized on upper floors or above the base level may include any of the materials in Table 17.0511(a)(1) above. All materials utilized on upper floors shall have a minimum thickness of one (1) inch and shall be structurally integrated into the façade of the building.
- (4) The relative proportion of a building to its neighboring buildings or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.
- (5) The visual continuity of roofs of neighboring buildings and their contributing elements (parapet walls, coping, and cornices) shall be maintained wherever possible in building development and redevelopment. A flat roof appearance is not permitted in mixed-use or non-residential zoning districts. Parapets, overhanging eaves, sloped roofs, or other roof form shall be incorporated into the design of the building. Metal roofs shall be painted or treated to eliminate reflection.

(b) Façade Articulation.

- (1) Articulation involves the horizontal and vertical variation of the façade so that walls are subdivided into bays or sections that are vertically proportioned.
- (2) The following provisions for façade articulation shall apply to any building elevations facing or visible from a right-of-way, facades at least one hundred (100) feet in length, or facades facing a property in a residential district.
 - a. The frontage of the building shall be divided into architecturally distinct sections or bays with each section taller than it is wide.
 - b. Sections or bays shall be visually established by architectural features such as columns, ribs, pilasters, piers, recesses, projections, windows, awnings, arcades, or an equivalent element that visually subdivides the wall with a roof or cap features that provides a rational terminus and integrates with the overall design of the façade. Windows, awnings, and arcades must be an integral part of the façade abutting a public street.
 - c. The required dividing elements shall have a minimum width of one (1) foot and minimum projection to width ratio of 1:4.
 - d. Each principal building shall have a clearly defined, highly visible customer entrance with features such as canopies or porticos, arcades, arches, wing walls, and integral planters.

- (c) **Entrances.** Each principal building shall have a clearly defined, highly visible customer entrance with features such as canopies or porticos, arcades, arches, wing walls, and integral planters. Each planned tenant entrance shall incorporate similar features.