

Town of Grafton Ordinance No. 2009-01

**AN ORDINANCE AMENDING
SECTION 3.08 (B-1 BUSINESS DISTRICT),
SECTION 3.09 (M-1 LIGHT MANUFACTURING AND WAREHOUSING DISTRICT),
SECTION 3.14 (BP-1 BUSINESS PARK DISTRICT),
SECTION 3.15 (BP-2 BUSINESS PARK DISTRICT),
SECTION 3.16 (BP-3 BUSINESS PARK DISTRICT),
SECTION 5.01 (PARKING REQUIREMENTS),
SECTION 5.03 (LOADING REQUIREMENTS),
& SECTION 12.02 (SPECIFIC WORDS AND PHRASES)
OF THE ZONING ORDINANCE OF THE TOWN OF GRAFTON**

WHEREAS, it is deemed to be in the best interest of the Town of Grafton that the Municipal Code of the Town of Grafton be further modified and amended in the manner hereinafter more particularly set forth;

WHEREAS, on April 1, 2009, the Town Plan Commission, recommended to the Town Board that the Zoning Ordinance of the Town of Grafton be amended with respect to the regulations affecting the division of land; and

WHEREAS, notice of a public hearing before the Town Plan Commission was duly published in the News Graphic on March 20, 2009 and March 27, 2009 as required by the Town Zoning Ordinance 11.01; and

WHEREAS, a public hearing was held before the Town Plan Commission on April 1, 2009, and the proposed amendment to the Zoning Ordinance; and

WHEREAS, based on the above, it is deemed to be in the best interest of the Town of Grafton that the Zoning Ordinance of the Town of Grafton be further modified and amended in the manner hereinafter more particularly set forth;

NOW, THEREFORE, the Town Plan Commission of Town of Grafton does hereby ordain as follows:

Section 1.

Section 3.08 of the Zoning Ordinance is hereby amended as provided below by adding the underlined language and deleting the language struck out:

9.1.3.08

B-1 Business District

The B-1 Business District is intended to provide for the orderly and attractive grouping at appropriate locations of retail and service establishments serving residents of the Town.

- (A) Permitted Uses.
 - (1) Bakery shops.
 - (2) Barber shops.
 - (3) Beauty shops.
 - (4) Business offices.
 - (5) Clothing stores.
 - (6) Confectionaries and delicatessens.
 - (7) Essential services.
 - (8) Florists.
 - (9) General Retail.
 - (10) Gift shops.
 - (11) Hobby shops.
 - (12) Jewelry stores.
 - (13) Medical/Dental clinics.
 - (14) Music stores.
 - (15) Office supply stores.
 - (16) Optical stores.
 - (17) Pharmacies.
 - (18) Photography stores.
- (B) Permitted Accessory Uses.
 - (1) Off-street parking and loading.
- (C) Conditional Uses. (See Sec. 9.1.4, TGO)
- (D) Lot Area and Width.

Lots shall have a minimum of 40,000 square feet and shall be not less than 120 feet in width at the building setback line. Corner lots shall provide a lot width of not less than 135 feet at the building setback line.
- (E) Building Height.

No building or parts of a building shall exceed 42 feet in height.
- (F) Yards.
 - (1) A minimum street yard (setback) of 50 feet from the highway or road right-of-way shall be required.
 - (2) A minimum shore yard of 75 feet from the high-water elevation of any navigable water shall be required.
 - (3) There shall be a side yard on each side of all structures not less than 20 feet in width.
 - (4) There shall be a rear yard of not less than 25 feet.
- (G) Design Standards.
 - (1) Natural materials such as brick or stone are recommended for primary and accessory buildings. All facade orientations and architectural qualities shall be treated as equally important to the public view. Layering of facades or other special features shall be incorporated to define entrance areas, corners, and links to other buildings or public places. Materials shall be aesthetically compatible with other buildings in the immediate area.

- (2) See Title 7, Chapter 6, TGO for sign provisions.
- (3) Service, delivery, and waste disposal areas shall be located in the rear of buildings and can be visible from public areas but shall be (a) designed as visually attractive components of these areas or (b) visually separated from such areas. All refuse shall be stored in covered containers and must be stored in a screened and secured area. Design shall be compatible with that of the principal building. High quality solid gates for trash enclosures are required. There shall be no outside storage or display of materials, equipment, or merchandise.
- (4) Create significant landscapes between buildings that encourage active use along the public rights-of-way and may also serve as buffers when adjacent to residential districts. Landscape elements shall be grouped together to create significant places such as groves or gardens. The minimum landscape requirements for any parcel within the Business District are as follows:
 - (a) Landscape Bufferyard.
 The landscape bufferyard is defined in this district as the 20-foot wide area immediately abutting the property line of residential districts. Plantings in the bufferyard will be arranged so they provide a full linear screening effect throughout the length of the bufferyard. Native plants are encouraged. For each 100 feet of length of landscape bufferyard (including percentages) the following landscaping is required within the bufferyard:
 1. Two (2) Shade/Canopy trees with at least a two-inch (2") caliper at the time of planting.
 2. Four (4) Evergreen or Ornamental trees with at least a one and one half-inch (1½") caliper or height of four feet (4') at the time of planting.
 3. Eighteen (18) shrubs at least two feet (2') in height at the time of planting.
 - (b) General Landscaping.
 In addition to the requirements in the landscape bufferyard, general landscaping is also required on the remainder of the lot, including within the parking lot. Native plants are encouraged. The number of trees and shrubs required is based on the area of the lot not defined as a landscape bufferyard or occupied by a building. The area of the lot to be used for additional landscaping calculation = *total area of lot – (landscape bufferyard area + total building footprint)*. The resulting acreage shall be multiplied by each of the following to determine the minimum required landscaping per acre:
 1. Eight (8) Shade/Canopy trees per acre with at least a two-inch (2") caliper at the time of planting.
 2. Sixteen (16) Evergreen or Ornamental trees per acre with at least a one and one half-inch (1½") caliper or height of four feet (4') at the time of planting.
 3. Sixty-four (64) shrubs per acre at least two feet (2') in height at the time of planting.
- (5) At least sixty (60) percent of the acreage for all natural woodland areas on a site shall be preserved. Natural woodland is defined as an

area of trees at least one (1) acre in size (measured by the edges of the tree canopies) and where at least fifty (50) percent of the trees have a diameter ten (10) inches or greater. Natural woodland that is cleared beyond the allowable area must be replaced with an area of trees one and one half (1½) times the difference between the allowable and actual clearance, as depicted on a landscape plan submitted by the applicant and approved by the Town. Replacement trees must have at least a two-inch (2") caliper at the time of planting, and shall not be counted towards landscape requirements in subsection 4 above.

- (6) Berms and other topographic changes that appear clearly artificial shall be discouraged, especially as visual barriers. Topographic changes shall be allowed when needed to accommodate drainage, reduce erosion, or otherwise enhance or preserve the natural environment.
- (7) Stormwater management facilities shall be designed as natural features with shapes that conform to and complement the existing topography and landscape. Proposed developments must maintain future stormwater run-off volumes at a rate equal to or less than existing stormwater run-off volumes under the condition of storms having a duration of 24 hours and recurrence intervals of two (2), five (5), ten (10), and one hundred (100) years, using on-site management practices approved by the Town Engineer. On-site management practices shall be used to remove at least eighty (80) percent of the total suspended solids under the post-development conditions, as determined by a water quality model approved by the Town Engineer.
- (8) Include pathways for pedestrians and bicyclists and link them frequently to entrance areas, internal roads, building edges and entrances, public places, and significant landscaped areas.
- (9) See Section 9.1.5.01 for parking requirements. The following also applies within this district: Off-street parking areas shall be located in the rear or side of buildings, and have strong edges that define them as public places, but may be located in the street yard provided that landscaped areas and parking elements do not impede the view corridor. Parking area edges shall consist of should utilize building forms, landscaping, fencing, light fixtures, or combinations of these elements where feasible. The off street parking areas shall have simple geometric shapes (squares and rectangles). Off-street parking areas shall include distinctive paving patterns and material changes as a feature to identify travel lanes, parking areas, pedestrian paths, and special crossing areas, and entrances to the space from surrounding development. Applicants are encouraged to pave The paving patterns and material changes shall create an identity for the parking area and entrances into the space from surrounding development. Off-street parking areas, driveways, and loading areas shall be paved with asphalt porous, light-colored paving materials (e.g. concrete or brick pavers), provided that the material meets the requirements of 9.1.5.01 (D). Edges of off-street parking areas shall be set back a minimum of 6 feet from all lot lines, but parking areas

~~shall not be located within required street yards.~~ Off-street parking areas with more than ten (10) stalls shall have at least ten percent (10%) of the interior parking area landscaped, preferably through the use of bioswales. ~~and~~ Such interior parking area landscaping can be counted towards the general landscaping requirements.

- (10) The maximum height for all light poles shall be 20 feet. Luminaries shall be of a cut-off type that direct light downward. Decorative lights are required with cut-offs when the property is adjacent to a residential area.
 - (11) Along side yard edges, the plan shall be designed to include options for links between sites that contain off-street parking areas open to the public for general business purposes. Such options shall be created when an off-street parking lot, or a driveway servicing a lot, is located adjacent to the edge of the site. Such options shall consist of driveway alignments and parking alignments designed to facilitate vehicular movement by the general public from one site to the other, across the side yard edge separating the lots.
 - (12) Limit the number of vehicular access drives serving a lot or parcel as well as vehicular access to any adjoining arterial, collector, or minor street. Permitted vehicular access drives should incorporate gateway features with materials similar to those used on the primary structure. Such gateways and entrances shall be designed so as to allow for sufficient sight lines for traffic movement. ~~See also the Town of Grafton Land Use and Transportation Plan for access requirements.~~
- (H) Plans and Specifications to be Submitted to Plan Commission.
- (1) To encourage a business environment that is compatible with the residential character of the Town, building permits for permitted uses, permitted accessory uses and conditional uses in the Business District shall not be issued without review and approval of the Town of Grafton Plan Commission in accordance with the design standards set forth in Section 9.1.3.08(G) of this Chapter. Said review and approval shall be concerned with general layout, building plans, lighting, ingress and egress, parking, loading and unloading, landscaping, open space utilization, and stormwater management plan.
 - (2) Applicants can request requirements for plan and specification submissions from the Town Engineer or Town Clerk.

Section 3.09 of the Zoning Ordinance is hereby amended as provided below by adding the underlined language and deleting the language struck out:

9.1.3.09 M-1 Light Manufacturing and Warehousing District

This District is intended to provide for light manufacturing and warehousing at appropriate locations within the Town.

- (A) Permitted Uses.
- (1) Business offices.
 - (2) Commercial Bakeries.

- (3) Essential services.
- (4) Greenhouses.
- (5) Landscape Business – Level 1, Level 2 and Level 3.
- (6) Machine shops.
- (7) Warehouses.
- (B) Permitted Accessory Uses.
 - (1) Off-street parking and loading areas.
 - (2) Offices, storage, power supply and other uses normally auxiliary to the principal light manufacturing and warehousing operation.
- (C) Conditional Uses. (See Sec. 9.1.4, TGO)
- (D) Lot Area and Width.

Lots shall have a minimum area of one (1) acre and shall be not less than 120 feet in width at the building setback line. Corner lots shall provide a lot width of not less than 135 feet at the building setback line.
- (E) Building Height.

No building or parts of a building shall exceed 42 feet in height.
- (F) Yards.
 - (1) A minimum street yard (setback) of 50 feet from the highway or road right-of-way shall be required.
 - (2) A minimum shore yard of 75 feet from the high-water elevation of any navigable water shall be required.
 - (3) There shall be a side yard on each side of all structures not less than 20 feet in width.
 - (4) There shall be a rear yard of not less than 25 feet.
 - (5) If an M-1 District abuts a residential district or a public road, a buffer zone must be established and landscaped as to not allow undesirable noise or appearance to infringe upon neighboring residential district.
- (G) Design Standards.
 - (1) Natural materials such as brick or stone are recommended for primary and accessory buildings. All facade orientations and architectural qualities shall be treated as equally important to the public view. Layering of facades or other special features shall be incorporated to define entrance areas, corners, and links to other buildings or public places. Materials shall be aesthetically compatible with other buildings in the immediate area.
 - (2) See Title 7, Chapter 6, TGO for sign provisions.
 - (3) Service, delivery, and waste disposal areas shall be located in the rear of buildings and can be visible from public areas but shall be (a) designed as visually attractive components of these areas or (b) visually separated from such areas. All refuse shall be stored in covered containers and must be stored in a screened and secured area. Design shall be compatible with that of the principal building. High quality solid gates for trash enclosures are required. There shall be no outdoor storage or display of materials, equipment, or merchandise.
 - (4) Create significant landscapes between buildings that encourage active use along the public rights-of-way and may also serve as buffers when adjacent to residential districts. Landscape elements shall be grouped together to create significant places such as groves or gardens. The

minimum landscape requirements for any parcel within the Light Manufacturing and Warehousing District are as follows:

- (a) Landscape Bufferyard.

The landscape bufferyard is defined in this district as the 40-foot wide area immediately abutting the property line of adjacent residential districts. Plantings in the bufferyard will be arranged so they provide a full linear screening effect throughout the length of the bufferyard. Native plants are encouraged. For each 100 feet of length of landscape bufferyard (including percentages) the following landscaping is required within the bufferyard:

 1. Two (2) Shade/Canopy trees with at least a two-inch (2") caliper at the time of planting.
 2. Four (4) Evergreen or Ornamental trees with at least a one and one half-inch (1½") caliper or height of four feet (4') at the time of planting.
 3. Eighteen (18) shrubs at least two feet (2') in height at the time of planting.
- (5) Buildings shall be sited in such a way as to preserve and protect the natural views and beauty of the area from the public right-of-way.
- (6) Berms and other topographic changes that appear clearly artificial shall be discouraged, especially as visual barriers. Topographic changes shall be allowed when needed to accommodate drainage, reduce erosion, or otherwise enhance or preserve the natural environment.
- (7) Stormwater management facilities shall be designed as natural features with shapes that conform to and complement the existing topography and landscape. Proposed developments must maintain ~~F~~future ~~S~~stormwater run-off volumes at a rate equal to or less than ~~E~~existing ~~S~~stormwater run-off volumes under the condition of storms having a duration of 24 hours and recurrence intervals of two (2), five (5), ten (10), and one hundred (100) years, using on-site management practices approved by the Town Engineer. On-site management practices shall be used to remove at least eighty (80) percent of the total suspended solids under the post-development conditions, as determined by a water quality model approved by the Town Engineer.
- (8) See Section 9.1.5.01 for parking requirements. The following also applies within this district: Off-street parking areas ~~shall~~ should be located in the rear or side of buildings, ~~and have strong edges that define them as public places.~~ but may be located in the street yard provided that landscaped areas and parking elements do not impede the view corridor. Parking area ~~E~~edges ~~shall consist of~~ should utilize building forms, landscaping, fencing, light fixtures, or combinations of these elements where feasible. ~~The off-street parking areas shall have simple geometric shapes (squares and rectangles).~~ Off-street parking areas shall include distinctive paving patterns and material changes ~~as a feature~~ to identify ~~travel lanes, parking areas, pedestrian paths, and special crossing areas, and entrances to the space from surrounding development.~~ Applicants are encouraged to pave ~~The paving patterns and material changes shall create an identity for the parking area and~~

~~entrances into the space from surrounding development. Off-street parking areas, driveways, and loading areas shall be paved with asphalt porous, light-colored paving materials (e.g. concrete or brick pavers), provided that the material meets the requirements of 9.1.5.01 (D). Edges of off-street parking areas shall be set back a minimum of 6 feet from all lot lines, but parking areas shall not be located within required street yards. Off-street parking areas with more than ten (10) stalls shall have at least ten percent (10%) of the interior parking area landscaped, preferably through the use of bioswales.~~

- (9) The maximum height for all light poles shall be 20 feet. Luminaries shall be of a cut-off type that direct light downward. Decorative lights are required with cut-offs when the property is adjacent to a residential area.
- (10) Along side yard edges, the plan shall be designed to include options for links between sites that contain off-street parking areas open to the public for general business purposes. Such options shall be created when an off-street parking lot, or a driveway servicing a lot, is located adjacent to the edge of the site. Such options shall consist of driveway alignments and parking alignments designed to facilitate vehicular movement by the general public from one site to the other, across the side yard edge separating the lots.
- (11) Limit the number of vehicular access drives serving a lot or parcel as well as vehicular access to any adjoining arterial, collector, or minor street. Permitted vehicular access drives should incorporate gateway features with materials similar to those used on the primary structure. Such gateways and entrances shall be designed so as to allow for sufficient sight lines for traffic movement. See also the Town of Grafton Land Use and Transportation Plan for access requirements.

(H) Plans and Specifications to be Submitted to Plan Commission.

- (1) To encourage a business environment that is compatible with the residential character of the Town, building permits for permitted uses, permitted accessory uses and conditional uses in the Light Manufacturing and Warehousing District shall not be issued without review and approval of the Town of Grafton Plan Commission in accordance with the design standards set forth in Section ~~9.1.5.01(G)~~ 9.1.5.01(G) of this Chapter. Said review and approval shall be concerned with general layout, building plans, lighting, ingress and egress, parking, loading and unloading, landscaping, open space utilization, and stormwater management plan.
- (2) Applicants can request requirements for plan and specification submissions from the Town Engineer or Town Clerk.

Section 3.14 of the Zoning Ordinance is hereby amended as provided below by adding the underlined language and deleting the language struck out:

9.1.3.14

BP-1 Business Park District

The BP-1 Business Park District is intended to provide for the development of an attractive and aesthetic grouping of offices, corporate headquarters, light industrial uses and support facilities in a campus setting. The appearance of such mixed uses is enhanced by quality building architecture and generously landscaped sites free of outdoor storage and outside display of products. The district is further intended to promote the provision of ample off-street parking and loading areas, open space and landscaped planting and screening in areas adjacent to less intensive uses.

- (A) Permitted Uses.
 - (1) Retail Trade Services:
 - (a) Bakeries, non-retail.
 - (b) Day Care Services.
 - (c) Finance and Insurance Services.
 - (d) Florists, non-retail.
 - (e) Funeral Homes.
 - (f) Health Services.
 - (g) Professional, Scientific, and Technical Services.
 - (h) Public Administration.
 - (i) Real Estate Services.
 - (j) Religious, Civic, and Professional Organizations.
 - (k) Residences and farm structures that existed before 8/13/03.
- (B) Permitted Accessory Uses.
 - (1) Garages used for storage of vehicles used in conjunction with the operation of the business. All service vehicles must be stored indoors and behind closed doors.
 - (2) Off-street parking and loading areas.
 - (3) Office, storage, power supply, and other uses normally auxiliary to the principal operation.
 - (4) Essential services.
 - (5) Roof-mounted solar collectors, which do not detract from the appearance of the structure.
- (C) Conditional Uses. (See Sec. 9.1.4 TGO)
- (D) Lot Area and Width.
 - (1) Lots shall have a minimum of 40,000 square feet in area.
 - (2) Lots shall have not less than 200 feet in width.
- (E) Building Height and Area.
 - (1) No building or parts of a building shall exceed 3 stories or 42 feet in height, whichever is less. Height shall be measured as the vertical distance from the height roof peak or point at the front (street side) of the building to the finished grade at the front (street side) of the building.
 - (2) The sum total of all building footprints and paved areas shall not occupy more than 55 percent of the lot area for any lot or group of lots that are proposed to be built upon within a similar timeframe.
- (F) Yards.

- (1) There shall be a minimum building and paved area or impervious drive surface setback of 50 feet from the street right-of-way of all streets, except for direct access driveways. Where a lot borders more than two public streets, this requirement shall apply to only two street yards.
 - (2) There shall be a side and rear yard of not less than 25 feet.
- (G) Design Standards.
- (1) Natural materials such as brick or stone are recommended for primary and accessory buildings. All facade orientations and architectural qualities shall be treated as equally important to the public view. Layering of facades or other special features shall be incorporated to define entrance areas, corners, and links to other buildings or public places. Materials shall be aesthetically compatible with other buildings in the immediate area. Prohibited exterior building materials include: plain concrete, unpainted concrete block, metal siding, corrugated metal building skins, plywood, and wood panel composite siding.
 - (2) See Title 7, Chapter 6, TGO for sign provisions. Signs within this district shall also adhere to the following standards:
 - (a) All sign structures along the roadside edge must be similar in terms of materials, plan, elevation, composition, and character as the building(s) they accompany.
 - (b) They must also be set back a minimum of 10 feet from the property line.
 - (c) Signs shall be used for identifying businesses and for directional purposes only.
 - (d) Signs for general advertising shall be prohibited.
 - (e) The following sign types are prohibited: pole, roof, billboard, flashing, moving, beacon, trailer, banner (on poles or buildings), vehicle, pennant, and balloon and other inflatable signs and advertising.
 - (f) The maximum area of wall-mounted signs in the Business Park District shall be 120 square feet per lot.
 - (g) The maximum area of ground signs shall be 60 square feet per side with a maximum height of 8 feet for any part of the sign and structure. One ground sign shall be allowed per lot.
 - (3) Service, delivery, and waste disposal areas shall be located in the rear of buildings and can be visible from public areas but shall be (a) designed as visually attractive components of these areas or (b) visually separated from such areas. All garbage cans, trash containers, and other storage devices shall be in closed containers with lids and shall be concealed or screened from public view with walls and/or landscaping at least six (6) feet high. Design shall be compatible with that of the principal building. High quality solid gates for trash enclosures are required. There shall be no outdoor storage or display of materials, equipment, or merchandise.
 - (4) Create significant landscapes between buildings that encourage active use along the public rights-of-way and may also serve as buffers when adjacent to residential districts. Landscape elements shall be grouped together to create significant places such as groves or gardens. The

minimum landscape requirements for any parcel within the Business Park District are as follows:

- (a) **Landscape Bufferyard**

The landscape bufferyard is defined in this district as the 20-foot wide area immediately within the property line of the lot along public rights-of way and adjacent residential districts. Plantings in the bufferyard will be arranged so they provide a full linear screening effect throughout the length of the bufferyard. Native plants are encouraged. For each 100 feet of length of landscape bufferyard (including percentages) the following landscaping is required within the bufferyard:

 - 1. Two (2) Shade/Canopy trees with at least a two-inch (2") caliper at the time of planting.
 - 2. Four (4) Evergreen or Ornamental trees with at least a one and one half-inch (1½") caliper or height of four feet (4') at the time of planting.
 - 3. Eighteen (18) shrubs at least two feet (2') in height at the time of planting.
- (b) **General Landscaping**

In addition to the requirements in the landscape bufferyard, general landscaping is also required on the remainder of the lot, including within the parking lot. Native plants are encouraged. The number of trees and shrubs required is based on the area of the lot not defined as a landscape bufferyard or occupied by a building. The area of the lot to be used for additional landscaping calculation = *total area of lot – (landscape bufferyard area + total building footprint)*. The resulting acreage shall be multiplied by each of the following to determine the minimum required landscaping per acre:

 - 1. Eight (8) Shade/Canopy trees per acre with at least a two-inch (2") caliper at the time of planting.
 - 2. Sixteen (16) Evergreen or Ornamental trees per acre with at least a one and one half-inch (1½") caliper or height of four feet (4') at the time of planting.
 - 3. Sixty-four (64) shrubs per acre at least two feet (2') in height at the time of planting.
- (5) ~~Buildings shall be sited in such a way as to preserve and protect the natural views and beauty of the area from the public right of way. At least \$sixty (60) percent of the acreage for all natural woodland areas on a site shall be preserved. Natural woodland is defined as an area of trees at least one (1) acre in size (measured by the edges of the tree canopies) and where at least fifty (50) percent of the trees have a diameter ten (10) inches or greater. Natural woodland that is cleared beyond the allowable area must be replaced with an area of trees one and one half (1½) times the difference between the allowable and actual clearance, as depicted on a landscape plan submitted by the applicant and approved by the Town. Replacement trees must have at least a two-inch (2") caliper at the time of planting, and shall not be counted towards landscape requirements in subsection 4 above.~~

- (6) Berms and other topographic changes that appear clearly artificial shall be discouraged, especially as visual barriers. Topographic changes shall be allowed when needed to accommodate drainage, reduce erosion, or otherwise enhance or preserve the natural environment.
- (7) Stormwater management facilities shall be designed as natural features with shapes that conform to and complement the existing topography and landscape. Proposed developments must maintain ~~F~~future ~~S~~stormwater run-off volumes at a rate equal to or less than Eexisting ~~S~~stormwater run-off volumes under the condition of storms having a duration of 24 hours and recurrence intervals of two (2), five (5), ten (10), and one hundred (100) years, using on-site management practices approved by the Town Engineer. On-site management practices shall be used to remove at least eighty (80) percent of the total suspended solids under the post-development conditions, as determined by a water quality model approved by the Town Engineer.
- (8) Include pathways for pedestrians and bicyclists and link them frequently to entrance areas, internal roads, building edges and entrances, public places, and significant landscaped areas.
- (9) See Section 9.1.5.01 for parking requirements. The following also applies within this district: Off-street parking areas ~~shall~~ should be located in the rear or side of buildings, ~~and have strong edges that define them as public places.~~ but may be located in the street yard provided that landscaped areas and parking elements do not impede the view corridor. ~~Parking area E~~edges ~~shall consist of~~ should utilize building forms, landscaping, fencing, light fixtures, or combinations of these elements where feasible. ~~The off-street parking areas shall have simple geometric shapes (squares and rectangles).~~ Off-street parking areas shall include distinctive paving patterns and material changes ~~as a feature to identify travel lanes, parking areas, pedestrian paths, and special crossing areas, and entrances to the space from surrounding development.~~ Applicants are encouraged to pave ~~The paving patterns and material changes shall create an identity for the parking area and entrances into the space from surrounding development.~~ ~~Off-street parking areas, driveways, and loading areas shall be paved with asphalt porous, light-colored paving materials (e.g. concrete or brick pavers), provided that the material meets the requirements of 9.1.5.01 (D).~~ Edges of off-street parking areas shall be set back a minimum of 6 feet from all lot lines, ~~but parking areas shall not be located within required street yards.~~ Off-street parking areas with more than ten (10) stalls shall have at least ten percent (10%) of the interior parking area landscaped, preferably through the use of bioswales. ~~and~~ Such interior parking area landscaping can be counted towards the general landscaping requirements.
- (10) The maximum height for all light poles shall be 20 feet. Luminaries shall be of a cut-off type that direct light downward. Decorative lights are required with cut-offs when the property is adjacent to a residential area.

- (11) Along side yard edges, the plan shall be designed to include options for links between sites that contain off-street parking areas open to the public for general business purposes. Such options shall be created when an off-street parking lot, or a driveway servicing a lot, is located adjacent to the edge of the site. Such options shall consist of driveway alignments and parking alignments designed to facilitate vehicular movement by the general public from one site to the other, across the side yard edge separating the lots.
- (12) Limit the number of vehicular access drives serving a lot or parcel as well as vehicular access to any adjoining arterial, collector, or minor street. Permitted vehicular access drives should incorporate gateway features with materials similar to those used on the primary structure. Such gateways and entrances shall be designed so as to allow for sufficient sight lines for traffic movement. See also the Town of Grafton Land Use and Transportation Plan for access requirements.
- (H) Plans and Specifications to be Submitted to Plan Commission.
 - (1) To encourage a business environment that is compatible with the residential character of the Town, building permits for permitted uses, permitted accessory uses and conditional uses in the ~~Port Washington Road~~ BP-1 Business Park District shall not be issued without review and approval of the Town of Grafton Plan Commission in accordance with the design standards set forth in Section ~~9.1.3.13(H)~~ 9.1.3.14(G) of this Chapter. Said review and approval shall be concerned with general layout, building plans, lighting, ingress and egress, parking, loading and unloading, landscaping, open space utilization, and stormwater management plan.
 - (2) Applicants can request requirements for plan and specification submissions from the Town Engineer or Town Clerk.

Section 3.15 of the Zoning Ordinance is hereby amended as provided below by adding the underlined language and deleting the language struck out:

9.1.3.15 BP-2 Business Park District

The BP-2 Business Park District is intended to provide for the development of an attractive and aesthetic grouping of offices, corporate headquarters, light industrial uses and support facilities in a campus setting. The appearance of such mixed uses is enhanced by quality building architecture and generously landscaped sites free of outdoor storage and outside display of products. The district is further intended to promote the provision of ample off-street parking and loading areas, open space and landscaped planting and screening in areas adjacent to less intensive uses.

- (A) Permitted Uses.
 - (1) Day Cares Services.
 - (2) Finance and Insurance Services.
 - (3) Funeral Homes.

- (4) Health Services.
- (5) Professional, Scientific, and Technical Services.
- (6) Public Administration.
- (7) Real Estate Services.
- (8) Religious, Civic, and Professional Organizations.
- (9) Residences and farm structures that existed before 9/10/2003.
- (10) Retail Trade Services:
 - (a) Bakeries, non-retail.
 - (b) Florists, non-retail.
- (B) Permitted Accessory Uses.
 - (1) Garages used for storage of vehicles used in conjunction with the operation of the business. All service vehicles must be stored indoors and behind closed doors.
 - (2) Off-street parking and loading areas.
 - (3) Office, storage, power supply, and other uses normally auxiliary to the principal operation.
 - (4) Essential services.
 - (5) Roof-mounted solar collectors, which do not detract from the appearance of the structure.
- (C) Conditional Uses. (See Sec. 9.1.4 , TGO)
- (D) Lot Area and Width.
 - (1) Lots shall have a minimum of 40,000 square feet in area.
 - (2) Lots shall have not less than 200 feet in width at the building setback line.
- (E) Building Height and Area.
 - (1) No building or parts of a building shall exceed 3 stories or 42 feet in height, whichever is less. Height shall be measured as the vertical distance from the height roof peak or point at the front (street side) of the building to the finished grade at the front (street side) of the building.
 - (2) The sum total of all building footprints and paved areas shall not occupy more than 55 percent of the lot area for any lot or group of lots that are proposed to be built upon within a similar timeframe.
- (F) Yards.
 - (1) There shall be a minimum building and paved area or impervious drive surface setback of 50 feet from the street right-of-way of all streets, except for direct access driveways. Where a lot borders more than two public streets, this requirement shall apply to only two street yards.
 - (2) There shall be a side and rear yard of not less than 25 feet.
- (G) Design Standards.

Natural materials such as brick or stone are recommended for primary and accessory buildings. All facade orientations and architectural qualities shall be treated as equally important to the public view. Layering of facades or other special features shall be incorporated to define entrance areas, corners, and links to other buildings or public places. Materials shall be aesthetically compatible with other buildings in the immediate area. Prohibited exterior building materials include: plain concrete,

unpainted concrete block, metal siding, corrugated metal building skins, plywood, and wood panel composite siding.

- (H) See Title 7, Chapter 6 , TGO for sign provisions. Signs within this district shall also adhere to the following standards:
- (1) All sign structures along the roadside edge must be similar in terms of materials, plan, elevation, composition, and character as the building(s) they accompany.
 - (2) They must also be set back a minimum of 10 feet from the property line.
 - (3) Signs shall be used for identifying businesses and for directional purposes only.
 - (4) Signs for general advertising shall be prohibited.
 - (5) The following sign types are prohibited: pole, roof, billboard, flashing, moving, beacon, trailer, banner (on poles or buildings), vehicle, pennant, and balloon and other inflatable signs and advertising.
 - (6) The maximum area of wall-mounted signs in the Business Park District shall be 120 square feet per lot.
 - (7) The maximum area of ground signs shall be 60 square feet per side with a maximum height of 8 feet for any part of the sign and structure. One ground sign shall be allowed per lot.
- (I) Service, delivery, and waste disposal areas shall be located in the rear of buildings and can be visible from public areas but shall be
- (1) designed as visually attractive components of these areas or
 - (2) visually separated from such areas.
 - (3) All garbage cans, trash containers, and other storage devices shall be in closed containers with lids and shall be concealed or screened from public view with walls and/or landscaping at least six (6) feet high.
 - (4) Design shall be compatible with that of the principal building.
 - (5) High quality solid gates for trash enclosures are required.
 - (6) There shall be no outdoor storage or display of materials, equipment, or merchandise.
- (J) Create significant landscapes between buildings that encourage active use along the public rights-of-way and may also serve as buffers when adjacent to residential districts. Landscape elements shall be grouped together to create significant places such as groves or gardens. The minimum landscape requirements for any parcel within the Business Park District are as follows:
- (1) Landscape Bufferyard.
The landscape bufferyard is defined in this district as the 20-foot wide area immediately within the property line of the lot along public rights-of way and adjacent residential districts. Plantings in the bufferyard will be arranged so they provide a full linear screening effect throughout the length of the bufferyard. Native plants are encouraged. For each 100 feet of length of landscape bufferyard (including percentages) the following landscaping is required within the bufferyard:
 - (a) Two (2) Shade/Canopy trees with at least a two-inch (2”) caliper at the time of planting.

- (b) Four (4) Evergreen or Ornamental trees with at least a one and one half-inch (1½”) caliper or height of four feet (4’) at the time of planting.
- (c) Eighteen (18) shrubs at least two feet (2’) in height at the time of planting.

(2) General Landscaping.

In addition to the requirements in the landscape bufferyard, general landscaping is also required on the remainder of the lot, including within the parking lot. Native plants are encouraged. The number of trees and shrubs required is based on the area of the lot not defined as a landscape bufferyard or occupied by a building. The area of the lot to be used for additional landscaping calculation = *total area of lot – (landscape bufferyard area + total building footprint)*. The resulting acreage shall be multiplied by each of the following to determine the minimum required landscaping per acre:

- (a) Eight (8) Shade/Canopy trees per acre with at least a two-inch (2”) caliper at the time of planting.
- (b) Sixteen (16) Evergreen or Ornamental trees per acre with at least a one and one half-inch (1½”) caliper or height of four feet (4’) at the time of planting.
- (c) Sixty-four (64) shrubs per acre at least two feet (2’) in height at the time of planting.

(K) ~~Buildings shall be sited in such a way as to preserve and protect the natural views and beauty of the area from the public right of way.~~ At least Sixty (60) percent of the acreage for all natural woodland areas on a site shall be preserved. Natural woodland is defined as an area of trees at least one (1) acre in size (measured by the edges of the tree canopies) and where at least fifty (50) percent of the trees have a diameter ten (10) inches or greater. Natural woodland that is cleared beyond the allowable area must be replaced with an area of trees one and one half (1½) times the difference between the allowable and actual clearance, as depicted on a landscape plan submitted by the applicant and approved by the Town. Replacement trees must have at least a two-inch (2”) caliper at the time of planting, and shall not be counted towards landscape requirements in subsection 4 above.

(L) Berms and other topographic changes that appear clearly artificial shall be discouraged, especially as visual barriers. Topographic changes shall be allowed when needed to accommodate drainage, reduce erosion, or otherwise enhance or preserve the natural environment.

(M) Stormwater management facilities shall be designed as natural features with shapes that conform to and complement the existing topography and landscape. Proposed developments must maintain ~~Future~~ Stormwater run-off volumes at a rate equal to or less than ~~Existing~~ Stormwater run-off volumes under the condition of storms having a duration of 24 hours and recurrence intervals of two (2), five (5), ten (10), and one hundred (100) years, using on-site management practices approved by the Town Engineer. On-site management practices shall be used to remove at least eighty (80) percent of the total suspended solids under the post-development conditions, as determined by a water quality model approved by the Town Engineer.

- (N) Include pathways for pedestrians and bicyclists and link them frequently to entrance areas, internal roads, building edges and entrances, public places, and significant landscaped areas.
- (O) See Section 9.1.5.01 for parking requirements. The following also applies within this district: ~~Off-street parking areas shall be located in the rear or side of buildings, and have strong edges that define them as public places.~~ but may be located in the street yard provided that landscaped areas and parking elements do not impede the view corridor. Parking area Edges shall consist of should utilize building forms, landscaping, fencing, light fixtures, or combinations of these elements where feasible. The off street parking areas shall have simple geometric shapes (squares and rectangles). Off-street parking areas shall include distinctive paving patterns and material changes as ~~a feature~~ to identify travel lanes, parking areas, pedestrian paths, and special crossing areas, and entrances to the space from surrounding development. ~~Applicants are encouraged to pave~~ The paving patterns and material changes shall create an identity for the parking area and entrances into the space from surrounding development. ~~Off-street parking areas, driveways, and loading areas shall be paved with asphalt porous, light-colored paving materials (e.g. concrete or brick pavers), provided that the material meets the requirements of 9.1.5.01 (D).~~ Edges of off-street parking areas shall be set back a minimum of 6 feet from all lot lines, but parking areas shall not be located within required street yards. Off-street parking areas with more than ten (10) stalls shall have at least ten percent (10%) of the interior parking area landscaped, preferably through the use of bioswales, and Such interior parking area landscaping can be counted towards the general landscaping requirements.
- (P) The maximum height for all light poles shall be 20 feet. Luminaries shall be of a cut-off type that direct light downward. Decorative lights are required with cut-offs when the property is adjacent to a residential area.
- (Q) Along side yard edges, the plan shall be designed to include options for links between sites that contain off-street parking areas open to the public for general business purposes. Such options shall be created when an off-street parking lot, or a driveway servicing a lot, is located adjacent to the edge of the site. Such options shall consist of driveway alignments and parking alignments designed to facilitate vehicular movement by the general public from one site to the other, across the side yard edge separating the lots.
- (R) Limit the number of vehicular access drives serving a lot or parcel as well as vehicular access to any adjoining arterial, collector, or minor street. Permitted vehicular access drives should incorporate gateway features with materials similar to those used on the primary structure. Such gateways and entrances shall be designed so as to allow for sufficient sight lines for traffic movement. See also the Town of Grafton Land Use and Transportation Plan for access requirements.
- (S) Plans and Specifications to be Submitted to Plan Commission
 - (1) To encourage a business environment that is compatible with the residential character of the Town, building permits for permitted uses, permitted accessory uses and conditional uses in the ~~Port Washington Road~~ BP-2 Business Park District shall not be issued without review and approval of the Town of Grafton Plan Commission in accordance

with the design standards set forth in Section 9.1.5.01(G) of this Chapter. Said review and approval shall be concerned with general layout, building plans, lighting, ingress and egress, parking, loading and unloading, landscaping, open space utilization, and stormwater management plan.

- (2) Applicants can request requirements for plan and specification submissions from the Town Engineer or Town Clerk.

Section 3.16 of the Zoning Ordinance is hereby amended as provided below by adding the underlined language and deleting the language struck out:

9.1.3.16 BP-3 Business Park District

The BP-3 Business Park District is intended to provide for the development of an attractive an aesthetic grouping of offices, corporate headquarters, light industrial uses and support facilities in a campus setting of a character and intensity of use, which are compatible with proximate residential development and the rural character of the Town. Allowable uses are to provide for such professional business and service trades which serve the needs of the Town, but have lower traffic volumes and less intense activities than those associated with other business districts. The appearance of such mixed uses is enhanced by quality building architecture and generously landscaped sites free of outdoor storage and outside display of products.

Such development is to incorporate an attractive façade and landscaping, safe vehicular access to the arterial highway system (according to the Town of Grafton Land Use and Transportation Plan), orderly off-street parking, storage and loading areas, and, where used, incorporate such exterior lighting as does not extend to or adversely affect adjoining properties. All primary buildings shall have fire protection as required by State code.

- (A) Permitted Uses.
 - (1) Finance and Insurance Services.
 - (2) Real Estate Services.
 - (3) Professional, Scientific, and Technical Services.
 - (4) Medical Offices.
 - (5) Public Administration.
 - (6) Offices for Religious, Civic, and Professional Organization.
 - (7) Day Care Services.
 - (8) Residences, farm structures and businesses that existed before June 30, 2004.
- (B) Permitted Accessory Uses.
 - (1) Garages used for storage of vehicles used in conjunction with the operation of the business. All service vehicles and equipment must be stored indoors and behind closed doors.
 - (2) Off-street parking and loading areas.

- (3) Office, storage, power supply, and other uses normally auxiliary to the principal operation.
 - (4) Essential services.
 - (5) Roof-mounted solar collectors, which do not detract from the appearance of the structure.
- (C) Conditional Uses. (See Sec. 9.1.4 , TGO)
- (D) Lot Area and Width.
- (1) Lots shall have a minimum of 40,000 square feet in area.
 - (2) Lots shall have not less than 200 feet in width at the building setback line.
- (E) Building Height and Area.
- (1) No building or parts of a building shall exceed 2 stories or 42 feet in height, whichever is less. Height shall be measured as the vertical distance from the highest roof peak or point of the building to the finished first floor grade.
 - (2) The sum total of all building footprints and paved areas shall not occupy more than 55 percent of the lot area for any lot or group of lots that are proposed to be built upon within a similar timeframe.
- (F) Yards.
- (1) There shall be a minimum building and paved area setback of 50 feet from the street right-of-way of all streets, except for direct access driveways. Where a lot borders more than two public streets, this requirement shall apply to only two street yards.
 - (2) There shall be a side and rear yard of not less than 25 feet.
- (G) Design Standards.
- All buildings and lots in this district must adhere to the following standards except lots and buildings developed and improved prior to June 30, 2004. Lots and buildings developed and improved prior to June 30, 2004 must conform to the following standards only at the time the primary use of the lot or building is substantially changed.
- (1) Natural materials such as brick or stone are recommended for primary and accessory buildings. All facade orientations and architectural qualities shall be treated as equally important to the public view. Layering of facades or other special features shall be incorporated to define entrance areas, corners, and links to other buildings or public places. Materials shall be aesthetically compatible with other buildings in the immediate area. Prohibited exterior building materials include: plain concrete, non-decorative concrete block, metal siding, corrugated metal building skins, plywood, and wood panel composite siding.
 - (2) See Title 7, Chapter 6 for sign provisions. Signs within this district shall also adhere to the following standards (but must comply with the current Town sign Chapter if more restrictive):
 - (a) All new sign structures along the roadside edge must be similar in terms of materials, plan, elevation, composition, and character as the building(s) they accompany. They must also be set back a minimum of 10 feet from the property line.

- (b) Signs shall be used for identifying businesses and for directional purposes only. Signs for general advertising shall be prohibited.
 - (c) The following sign types are prohibited: pole, roof, billboard, flashing, moving, beacon, trailer, banner (on poles or buildings), vehicle, pennant, and balloon and other inflatable signs and advertising.
 - (d) The maximum area of wall-mounted signs in the Business Park District shall be 120 square feet per lot.
 - (e) The maximum area of ground signs shall be 60 square feet per side with a maximum height of 8 feet for any part of the sign and structure. One ground sign shall be allowed per lot.
- (3) Service, delivery, and waste disposal areas shall be located in the rear of buildings (or away from the public view as much as possible). All garbage cans, trash containers, and other storage devices shall be in closed containers with lids and shall be concealed or screened from public view with walls and/or landscaping at least six (6) feet high. Design shall be compatible with that of the principal building. High quality solid gates for trash enclosures are required. Contractor materials stored outdoors shall be located in an area least visible to public view and screened with decorative walls, fencing and/or landscaping.
- (4) Create significant landscapes between buildings that encourage active use along the public rights-of-way and may also serve as buffers when adjacent to residential districts. Landscape elements shall be grouped together to create significant places such as groves or gardens. The minimum landscape requirements for any parcel within this district are as follows:
- (a) Landscape Bufferyard.
The landscape bufferyard is defined in this district as the 20-foot wide area immediately within the property line of the lot along public rights-of way and adjacent residential districts. Native plants are encouraged. For each 100 feet of length of landscape bufferyard (including percentages) the following landscaping is required within the bufferyard:
 1. Two (2) Shade/Canopy trees with at least a two-inch (2") caliper at the time of planting.
 2. Four (4) Evergreen or Ornamental trees with at least a one and one half-inch (1½") caliper or height of four feet (4') at the time of planting.
 3. Eighteen (18) shrubs at least two feet (2') in height at the time of planting.
- (5) General Landscaping.
In addition to the requirements in the landscape bufferyard, general landscaping is also required on the remainder of the lot, including within the parking lot. Native plants are encouraged. The number of trees and shrubs required is based on the area of the lot not defined as a landscape bufferyard or occupied by a building. The area of the lot to be used for additional landscaping calculation = total area of

lot – (landscape bufferyard area + total building footprint). The resulting acreage shall be multiplied by each of the following to determine the minimum required landscaping per acre:

- (a) Eight (8) Shade/Canopy trees per acre with at least a two-inch (2”) caliper at the time of planting.
- (b) Sixteen (16) Evergreen or Ornamental trees per acre with at least a one and one half-inch (1½”) caliper or height of four feet (4’) at the time of planting.
- (c) Sixty-four (64) shrubs per acre at least two feet (2’) in height at the time of planting.
- (6) ~~Buildings shall be sited in such a way as to preserve and protect the natural views and beauty of the area from the public right of way. At least~~ Sixty (60) percent of the acreage for all natural woodland areas on a site shall be preserved. Natural woodland is defined as an area of trees at least one (1) acre in size (measured by the edges of the tree canopies) and where at least fifty (50) percent of the trees have a diameter ten (10) inches or greater. Natural woodland that is cleared beyond the allowable area must be replaced with an area of trees one and one half (1½) times the difference between the allowable and actual clearance, as depicted on a landscape plan submitted by the applicant and approved by the Town. Replacement trees must have at least a two-inch (2”) caliper at the time of planting, and shall not be counted towards landscape requirements in subsection 9.1.5.01(G)(4) above.
- (7) Berms and other topographic changes that appear clearly artificial shall be discouraged, especially as visual barriers. Topographic changes shall be allowed when needed to accommodate drainage, reduce erosion, or otherwise enhance or preserve the natural environment.
- (8) Stormwater management facilities shall be designed as natural features with shapes that conform to and complement the existing topography and landscape. Proposed developments must maintain ~~Future~~ Sstormwater run-off volumes at a rate equal to or less than ~~Existing~~ Sstormwater run-off volumes under the condition of storms having a duration of 24 hours and recurrence intervals of two (2), five (5), ten (10), and one hundred (100) years, using on-site management practices approved by the Town Engineer. On-site management practices shall be used to remove at least eighty (80) percent of the total suspended solids under the post-development conditions, as determined by a water quality model approved by the Town Engineer.
- (9) Include pathways for pedestrians and bicyclists and link them frequently to entrance areas, internal roads, building edges and entrances, public places, and significant landscaped areas.
- (10) See Section 9.1.5.01 for parking requirements. The following also applies within this district: Off-street parking areas ~~shall~~ should be located in the rear or side of buildings, ~~and have strong edges that define them as public places. but may be located in the street yard provided that landscaped areas and parking elements do not impede the view corridor.~~ Parking area ~~Edges shall consist of~~ should utilize building forms, landscaping, fencing, light fixtures, or combinations of

these elements where feasible. ~~The off-street parking areas shall have simple geometric shapes (squares and rectangles).~~ Off-street parking areas shall include distinctive paving patterns and material changes ~~as a feature~~ to identify travel lanes, parking areas, pedestrian paths, and special crossing areas, and entrances to the space from surrounding development. Applicants are encouraged to pave ~~The paving patterns and material changes shall create an identity for the parking area and entrances into the space from surrounding development.~~ ~~Off-street parking areas, driveways, and loading areas shall be paved with asphalt porous, light-colored paving materials (e.g. concrete or brick pavers), provided that the material meets the requirements of 9.1.5.01 (D).~~ Edges of off-street parking areas shall be set back a minimum of 6 feet from all lot lines, ~~but parking areas shall not be located within required street yards.~~ Off-street parking areas with more than ten (10) stalls shall have at least ten percent (10%) of the interior parking area landscaped, preferably through the use of bioswales. ~~and~~ Such interior parking area landscaping can be counted towards the general landscaping requirements.

- (11) The maximum height for all light poles shall be 14 feet except as needed to be more restrictive as determined by the Town in order to minimize impacts on surrounding residential uses. Luminaries shall be of a decorative cut-off type that direct light downward and shall not negatively affect adjacent residential properties
- (12) Along side yard edges, the plan shall be designed to include options for links between sites that contain off-street parking areas open to the public for general business purposes. Such options shall be created when an off-street parking lot, or a driveway servicing a lot, is located adjacent to the edge of the site. Such options shall consist of driveway alignments and parking alignments designed to facilitate vehicular movement by the general public from one site to the other, across the side yard edge separating the lots.
- (13) Limit the number of vehicular access drives serving a lot or parcel as well as vehicular access to any adjoining arterial, collector, or minor street. Permitted vehicular access drives should incorporate gateway features with materials similar to those used on the primary structure. Such gateways and entrances shall be designed so as to allow for sufficient sight lines for traffic movement. See also the Town of Grafton Land Use and Transportation Plan for access requirements.

(H) Plans and Specifications to be Submitted to Plan Commission.

- (1) To encourage a business environment that is compatible with the residential character of the Town, building permits for permitted uses, permitted accessory uses and conditional uses in the BP-3 Business Park District shall not be issued without review and approval of the Town of Grafton Plan Commission in accordance with Subsection 9.1.5.01(G) of this Chapter. Said review and approval shall be concerned with general layout, building plans, lighting, ingress and egress, parking, loading and unloading, landscaping, open space utilization, and storm water management plan.

- (2) Applicants can request requirements for plan and specification submissions from the Town Engineer or Town Clerk.

Section 5.01 of the Zoning Ordinance is hereby amended as provided below by adding the underlined language and deleting the language struck out:

9.1.5.01 Parking Requirements

In all districts and in connection with every use, there shall be provided at the time any use or building is erected, enlarged, extended, or increased, off-street parking stalls for all vehicles in accordance with the following:

- (A) Adequate access to a public street shall be provided for each parking space, and driveways shall be at least 10 feet wide for one- and two-family dwellings, at least 18 feet for farmsteads, and a minimum of 24 feet for all other uses.
- (B) Size of each parking space shall be not less than ~~180 square feet~~ 9 feet by 18 feet exclusive of the space required for ingress and egress.
- (C) Location to be on the same lot as the principal use or not over 400 feet from the principal use. No parking stall or driveway except in residential districts shall be closer than 25 feet to a residential district lot line or a street line opposite a residential district.
- (D) Surfacing. All off-street parking areas shall be graded and surfaced so as to be dust free and properly drained. Any parking area for more than five (5) vehicles shall have the aisles and spaces clearly marked.
- (E) Curbs or barriers shall be installed so as to prevent the parked vehicles from extending over any lot lines.
- (F) Spaces required:

Use Minimum Parking Required

(1) Residential	2 spaces for each dwelling unit
(2) Motels, hotels	1 space for each guest room plus 1 space for each 3 employees <u>on the largest shift</u>
(3) Hospitals, clubs, lodges, dormitories, fraternity houses	1 space for each 2 beds plus 1 space for each 3 employees <u>on the largest shift</u>
(4) Sanatoriums, institutions, rest and nursing homes <u>and housing for the elderly</u>	1 space for each 5 beds plus 1 space for each 3 employees <u>on the largest shift</u>
(5) Medical and dental	5 spaces for each doctor
(6) Churches, theaters, auditoriums, community centers, vocational and night schools, <u>music halls,</u> and other places of public assembly	1 space for each 5 seats

(7) Colleges, <u>universities</u> , secondary and elementary schools	1 space for each 2 employees <u>on the largest shift</u> plus 1 space for each 10 students of 16 years of age or more.
(8) Restaurants, bars, places of entertainment, lodges, and clubs, repair shops, retail and service stores (<u>including those listed as a permitted use in the B-1 and PW-1 Districts</u>)	1 space for each 150 feet of floor area and 1 space for each 2 employees <u>on the largest shift</u> .
(9) <u>Drive-In Establishments</u>	Minimum 20 or seven (7) per service lane, whichever is greater
(10) Manufacturing and processing plants, laboratories and warehouses	1 space for each 2 employees <u>on the largest shift</u> .
(11) Financial institutions, business, government, and professional or business offices <u>and information services</u>	One (1) space for each 300 square feet of floor area and one (1) space for each 2 employees <u>on the largest shift</u>
(12) Funeral homes	20 spaces for each viewing room
(13) Bowling alleys	5 spaces for each alley
(14) Motor vehicle sales (new and used)	1 space for each 500 square feet of floor area used plus 1 space for each 300 square feet of outdoor display for each motor vehicle to be displayed
(15) Automobile repair <u>and machine shops</u>	1 space for each regular garages employee <u>on the largest shift</u> plus 1 space for each 250 square feet of floor area used for repair work
(16) Gasoline filling <u>and service stations</u>	3 spaces for each grease rack or similar facility plus 1 space for each attendant
(17) Barber or beauty shop	<u>Three (3) spaces per chair, plus one (1) space per employee on the largest shift</u>
(18) <u>Home Occupations</u>	<u>Shall not reduce the number of parking spaces available to a dwelling unit to less than two (2)</u>
(19) <u>Landscaping Business</u>	Level 1: Up to five (5) spaces for employee parking Level 2: <u>One space for every 2-3 employees allowed, plus three (3) for customers for a total of up to 8 spaces</u> Level 3: <u>As deemed necessary by Plan Commission.</u>
(20) <u>Roadside Stands</u>	<u>Minimum of five (5) plus one (1) space per employee on the largest shift</u>

(21) <u>Plant nursery/greenhouse</u>	<u>Minimum of two (2) plus one (1) space per 200 gross floor area of inside sales and display area, one (1) space per 4,000 square feet of outdoor display area, one (1) for each company vehicle, and one (1) for each employee on the largest shift</u>
(22) <u>Commercial Stables</u>	<u>One (1) space per four (4) equestrian stalls, plus one (1) per 2,000 square feet of riding area, plus one (1) per employee on the largest shift</u>
(23) <u>Commercial Bakery and bakery non-retail</u>	<u>0.25 spaces per 1,000 square feet of gross floor area plus one (1) space per employee on the largest shift, plus one (1) space per company vehicle</u>
(24) <u>Golf Course</u>	<u>90 spaces per nine (9) holes plus one (1) space per employee on the largest shift</u>
(25) <u>Golf Driving Range</u>	<u>One (1) space per tee plus one (1) space per employee on the largest shift</u>
(26) <u>Parks, picnic areas, play lots or tot lots, beaches and playgrounds</u>	<u>One (1) space per acre of passive recreation area</u>
(27) <u>Boating, boat launches and marinas</u>	<u>Two (2) parking spaces per boat slip</u>
(28) <u>Daycare and children's nurseries</u>	<u>One (1) space per employee on the largest shift, plus one (1) space per 10 children</u>
(29) <u>Indoor recreation</u>	<u>One (1) space per four (4) patrons</u>
(30) <u>Bed and Breakfast</u>	<u>2.5 spaces per dwelling unit and one (1) space per rental room</u>
(31) <u>Public Swimming Pool</u>	<u>One (1) space per 100 square feet of pool area, plus one (1) per employee on the largest shift, plus additional parking spaces as may be required by buildings or areas used for other purposes</u>
(32) <u>Libraries and Museums</u>	<u>3.5 per 1,000 square feet of gross floor area</u>
(33) <u>Charitable and temporary charitable residential shelter</u>	<u>One (1) parking space per tenant</u>
(34) <u>Animal hospitals and veterinary services</u>	<u>Three (3) patron parking spaces per doctor, plus one space per employee on the largest shift</u>
(35) <u>Kennels, and commercial pet boarding</u>	<u>One (1) space per 200 square feet</u>
(36) <u>Occupations in Accessory Structures</u>	<u>Parking shall be limited to three (3) spaces</u>
(37) <u>Grocery Store</u>	<u>Five (5) per 1,000 square feet of gross floor area</u>

(38) <u>Laundry and Dry Cleaning</u>	<u>One (1) space per employee on largest shift, one (1) space per company vehicle, plus one (1) space per 170 square feet of customer service area</u>
(39) <u>Rental apartments</u>	<u>Two (2) spaces per dwelling unit, plus 0.5 space per dwelling unit for guest parking</u>
(40) <u>Lumber Yards and building supply yards</u>	<u>Three (3) per 1,000 square feet of gross floor area plus one (1) space per 1,500 square feet of outdoor sales/display areas inclusive of drives to outdoor sales/display areas</u>
(41) <u>Outdoor camps</u>	<u>One (1) space per employee on the largest shift</u>
(42) <u>Band shells</u>	<u>One (1) space per 3 seats, or one (1) space per 30 square feet of area used for seating, or one (1) space per 5 feet of bench length, whichever is appropriate</u>
(43) <u>Skating Rink</u>	<u>Six (6) spaces per 1,000 square feet of rink area, plus additional parking spaces as may be required by buildings or areas used for other purposes</u>
(44) <u>Sports field</u>	<u>One (1) space per 4,000 square feet of outdoor playfield area, plus one (1) space per acre of passive recreation area</u>
(45) <u>Zoological facilities</u>	<u>One (1) per 500 square feet developed area excluding animal pens</u>

- (G) ~~Uses not listed and other uses. In the case of structures or uses not mentioned, the provision for a use which is deemed similar by the Plan Commission shall apply. ITE” (Institute of Transportation Engineers) standards shall be used for all other minimum parking requirements. Parking spaces for Permitted Uses not listed shall be provided according to requirements designated by the Plan Commission upon recommendation of the Town Engineer or Town Planner. Parking spaces for Conditional Uses not listed shall be provided according to requirements designated by the Plan Commission upon recommendation of the Town Engineer or Town Planner and as may be required by the Town Board. The provisions for a use deemed similar by the Plan Commission may be applied upon recommendation of the Town Engineer or Town Planner.~~
- (H) Combinations of any of the above uses shall provide the total of the number of stalls required for each individual use.
- (I) Provision of Reserve Off-Street Parking Area. The Plan Commission may consider a decrease in the required number of constructed off-street parking spaces based upon one or more of the following criteria:
- (1) Technical documentation furnished by the applicant which indicates, to the satisfaction of the Plan Commission, that actual

- off-street parking demand for that particular use is less than the required standard set forth in this Section.
- (2) Bicycle parking facilities will be provided through racks, lockers, or equivalent structures located convenient to the proposed use.
 - (3) A public transportation route is located within one quarter mile (1320 feet) of the property.
- (J) In the event the number of constructed off-street parking spaces is reduced as allowed under this Section, the Plan Commission requires that sufficient area on the property be held in reserve for the potential future development of off-street parking to meet the minimum parking requirements. Such reserve off-street parking area shall be shown and noted on the site plan, maintained as open space, and developed with off-street parking spaces when the landowner or Town determines that such off-street parking is necessary due to parking demand on the property which exceeds original expectations. All associated documentation including but not limited to the stormwater management plan shall accommodate the parking layout for the total number of required off-street parking spaces.
- (K) Handicapped parking requirements. In addition to any other requirements relating to parking spaces contained in this Code, the provisions contained in §§ 101.13, 346.503 and 346.56, Wis. Stats., and any Wisconsin Administrative Code sections adopted pursuant thereto, are hereby adopted by reference and made applicable to all parking facilities whenever constructed.
- (L) Consideration shall be given to Fire Department access when determining the location of off-street parking spaces. Final parking layout is subject to the approval of the Grafton Fire Department.

Section 5.02 of the Zoning Ordinance is hereby amended as provided below by adding the underlined language and deleting the language struck out:

9.1.5.02 Loading Requirements

On every lot on which a business, trade, or industrial use is hereafter established, space with access to a public street shall be provided as indicated below for the loading and unloading of vehicles off the public right-of-way.

- (A) Retail Business: One (1) space of at least 10 x 25 feet for each 3,000 square feet of floor area or part thereof.
- (B) Wholesale and Industrial: One (1) space of at least 10 x 50 feet for each 10,000 square feet of floor area or part thereof.
- (C) Bus and Truck Terminals: Sufficient space to accommodate the maximum number of buses or trucks to be stored or to be loaded or unloaded at the terminal at any one time.

- (D) Provision of Reserve Loading Area. The Plan Commission may allow the designated loading area to be striped as additional parking spaces if the building use at the time of application does not require a designated loading area. The additional parking spaces may not be included to meet the minimum parking requirements.

Section 12.02 of the Zoning Ordinance is hereby amended as provided below by adding the underlined language and deleting the language struck out:

9.1.5.02 Specific Words and Phrases

(NNN) Native Plants
Vegetation that grows naturally in Wisconsin and is supplied by a local nursery within 100 miles of the Town.

(OOO) View Corridor
The lateral offset from a driver's eye position that shall maintain relatively unobstructed views.

Section 2. Except as hereinabove specifically modified and amended, the Municipal Code of the Town of Grafton shall remain in full force and effect exactly as originally adopted and previously amended. All ordinances or parts of ordinances inconsistent with or in contravention of the provisions of this ordinance are hereby repealed.

Section 3. This ordinance shall take effect and be in full force from and after its passage and publication.

Adopted by the Town Board of the Town of Grafton, Wisconsin at its regularly scheduled meeting on this 8th day of April, 2009.

Date Adopted:

April 8, 2009

Lester Bartel, Jr.
Town Board Chairman

Date Published/Posted:

April 10, 2009

Jessica Schmidt
Town Clerk