

ORDINANCE 0-11-99

AN ORDINANCE RELATING TO THE C-3 BUSINESS AND OFFICE DISTRICT

Introduced by Alderman Lingnofski at the recommendation of the Plan Commission.

The Common Council of the City of Menasha does ordain as follows:

SECTION 1: SEC. 13-1-36 is repealed and recreated to read as follows:

SEC. 13-1-36 C3 - Business and Office District

- a. **Intent.** The purpose of this district is to accommodate a limited range of general business and light industrial uses. These provisions are intended to promote aesthetically pleasing and harmonious overall development by establishing minimum standards for site development and building design.
- b. **Permitted Uses.**
 1. Community centers, museums, art galleries, theaters, and similar uses.
 2. Day care centers.
 3. Medical, dental, and other health services.
 4. Professional, general business, contractors, and public administration offices.
 5. Recreation and fitness facilities.
 6. Research, testing, and technology-based uses.
 7. Service industries such as personal, education, business, and financial services.
 8. Utility substations.
- c. **Special Uses.**
 1. Landscape nurseries.
 2. Light manufacturing and assembly.
 3. Outdoor recreational facilities.
 4. Printing and publishing.
 5. Radio or television stations.
 6. Retail.
- d. **Accessory Buildings and Uses.**
 1. Accessory buildings and uses customary with and incidental to the principal use are permitted unless otherwise excluded by this Chapter.
 2. Outdoor storage and outdoor display areas are prohibited.
- e. **Uses Requiring Conditional Site Plan Approval.**
 1. Any proposed new construction.
 2. Any proposed addition or expansion to a non-conforming lot, structure, or use.

3. Any proposed addition or expansion which exceeds five percent (5%) of the building square footage or five hundred (500) square feet, whichever is less.
 4. A change in occupancy; this requirement does not include a change in tenant or proprietorship of a substantially similar use to that which existed previously.
- f. **General Standards.**
1. Minimum lot size: 20,000 square feet.
 2. Minimum front yard setback: twenty-five (25) feet for structures, ten (10) feet for parking and paved areas.
 3. Minimum side yard: ten (10) feet for structures, parking, and paved areas.
 4. Minimum rear yard: twenty-five (25) feet for structures, ten (10) feet for parking or paved areas.
 5. Maximum lot coverage: thirty percent (30%) covered by buildings.
 6. Maximum building height: forty five (45) feet or three (3) stories.
- g. **Nuisance Control.** No operation, process, manufacturing, or building shall produce or create excessive noise, light, odor, smoke, vibration, heat, glare, dust, gas, electronic interference, toxic matter, industrial waste, or other external nuisance.
- h. **Landscape Requirements.**
1. A minimum of twenty percent (20%) of the site shall be put into landscaping; this includes a combination of grass, shrubs, evergreens, understory and canopy trees, and other suitable planting and decorative material.
 2. Landscaping shall be maximized and dispersed throughout the site. The Plan Commission may require planting materials along the perimeter of the property, the foundation of the building, within the parking lot, and other areas as deemed appropriate.
 3. All areas not occupied by buildings or paving shall be landscaped.
 4. Requirements set forth in Sec. 13-1-17 for commercial transitional landscaping areas shall apply to this district.
- i. **Design Standards.**
1. **Architectural Design.** Architectural design must be provided for all building facades. All side and rear elevations shall be given architectural treatment compatible with the front elevation of the building. Buildings shall be finished in an attractive manner in keeping with the accepted standards used for the type of building.
 2. **Building Materials.**
 - (1) The primary facade materials for all buildings shall be brick or natural stone. The Plan Commission may consider alternative building materials that are durable and of high quality. Vinyl siding, aluminum siding, enameled steel, non-decorative concrete masonry units, and glass are

prohibited as primary facade materials for any building elevation.

- (2) Secondary facade materials may be used for architectural details or enhancements. Such materials shall be high quality, durable, and not cover more than twenty-five (25) percent of the building facade. All secondary materials shall be approved by the Plan Commission.

j. **Screening.**

1. Any outdoor refuse or recyclables storage area shall be located in the side or rear yard and shall be screened from view. The screening may consist of fencing, landscaping, or a combination of the two, and shall comply with the following standards:
 - (1) The screening shall be at least six (6) feet in height.
 - (2) Screening shall accomplish 75% opacity at the time of installation and shall accomplish the desired screening throughout the year.
2. Where it is deemed appropriate or desirable to install screening to restrict view and/or absorb noise, the Plan Commission may require the following:
 - (1) additional planting materials;
 - (2) fencing;
 - (3) a berm. The slope of the berm shall not exceed 33% (3:1).

k. **Loading.**

1. No loading shall be allowed in between any building and any street right-of-way.
2. The loading conditions stated in Section 13-1-50 shall apply to this district.

l. **Parking.**

1. The parking requirements listed in Section 13-1-51(b)(2) shall apply to this district.
2. The following parking lot areas shall be bound by concrete curbing with a vertical face of no less than six (6) inches in height:
 - (1) the edge of a parking lot or driving area adjacent to a building or pedestrian path;
 - (2) planting areas or islands within parking lots;
 - (3) other areas where deemed appropriate by the Plan Commission, including driveways or portions of driveways.

m. **Signs.** Refer to Article F.

SECTION 2: This ordinance shall become effective upon its passage and publication as provided by law.

Passed and approved this _____ day of _____, 1999.

Joseph F. Laux, Mayor

ATTEST:

Joan Smogoleski, City Clerk