

**INFORMATION
AT-A-GLANCE**

| REQUIREMENT | M-1^a |
|---|------------------------|
| Minimum Lot Area (sq ft) | 43,560 |
| Minimum Lot Width (ft) | 200 |
| Minimum Corner Lot Width (ft) | -- |
| Principal Building | |
| Minimum Front Setback from Street Right-of-Way (ft) | 40 |
| Minimum Rear Setback (ft) | 20 ^b |
| Minimum Side Setback (ft) | 20 ^c |
| Maximum Building Floor Area (sq ft) | -- |
| Maximum Principal Building Height (ft) | 55 |
| Accessory Building | |
| Minimum Side & Rear Setback (ft) | -- |
| Maximum Accessory Building Height (ft) | -- |
| Total Floor Area of all Buildings as Percentage of Lot Area | 80% |

a No building or structure or land within 100 feet of a residential district may be used in connection with the operation of the establishment except for off-street parking and off-street loading as set forth in the City's parking and loading requirements (Section 17.0402 and 17.0403).

b If property abuts a residential district, side or rear setbacks for principal buildings in abutting residential district may apply. In no case shall it be less than 10 feet.

c Side yards abutting a railroad right-of-way or a storm water drainage channel of at least 20 feet wide may be reduced to 15 feet.

The information in this brochure is a summary of the information found in Section 17.0317 of the Municipal Code. It is not intended to be all inclusive. Other sections of the Municipal Code may be applicable to your property.

More information is available from the departments listed below.

City of Oak Creek

M-1 Manufacturing District

Summary of Zoning Requirements

City of Oak Creek

Department of Community Development
8640 S. Howell Avenue
Oak Creek, WI 53154

Phone: 414-768-6527
Fax: 414-768-9587



M-1 Manufacturing District

The M-1 Manufacturing District is intended to provide for manufacturing, industrial, and related uses of a limited nature and size, which on the basis of actual physical and operational characteristics would not be detrimental to the surrounding area or to the City as a whole by reason of smoke, noise, dust, odor, traffic, physical appearance, or other similar factors.

Permitted Uses

Assembly, processing, manufacturing, and/or storage of the following:

Apparel and Findings n Automatic Temperature Controls
Automobiles, Marine-craft, and Aircraft
Auto Parts n Auto Upholstery and Accessories
Beverage Manufacturing and Bottling
Blank Books, Loose-leaf Binders, and Binding Devices
Brooms and Brushes n Buttons and Notions
Canvas and Related Products n Cereal Preparations
Cleaning, Dressing and Dyeing n Coating and Engraving
Commercial Bakery n Commercial Greenhouses
Communications Equipment n Concrete Products*
Construction and Mining Equipment* n Cooperage
Cranes and Hoists n Curtains & Draperies n Cutlery
Dental Equipment & Supplies n Dimension Hardwood Flooring and Veneer Processing n Dry Cleaners
Earthenware, Table & Kitchen Articles n Electric Lighting and Wiring Equipment n Electric Motors and Generators
Electrical Appliances n Electrical Industrial Apparatus
Electrical Transmission and Distribution Equipment
Electrometallurgical Products n Electronic Devices
Electrotyping and Stereotyping n Engines and Turbines
Engineering, Laboratory, Scientific, & Research Instruments
Envelopes n Equipment Rental n Fabric
Farm Machinery and Equipment n Felt Goods
Fertilizer n Flags and Pennants n Flavor Extracts/Syrups
Floor Coverings n Food Distribution Centers
Food Products n Food Products Machinery
Footwear n Furniture n Garage Doors n Glass Products
Greeting Cards n Hand Tools n Handbags & Leather Goods n Hardware n Heating Apparatus n Ice
Ice Cream and Frozen Desserts n Industrial Adhesives

M-1 Permitted Uses continued

Industrial Equipment n Industrial Gases n Insulation
Jewelry n Laboratories n Lamp Shades n Laundries
Lawn and Garden Equipment n Luggage n Machine Shops
Machinery Equipment n Machinery Parts
Manifold Business Forms n Materials Handling Machinery*
Measuring and Control Devices n Metal Containers
Metal Products n Morticians' Goods
Motorcycles and Bicycles n Musical Instruments & Parts
Office & Accounting Machines n Office, Professional and Administrative n Ophthalmic Goods, Optical Instruments, Lenses n Orthopedic, Prosthetic, and Surgical Appliances
Package Delivery Services n Packaging & Products
Paints and Resins n Paper Coating and Glazing
Partitions, Shelving, Lockers, and Office and Store Fixtures
Pharmaceutical Processing n Photoengraving Apparatus
Photographic Equipment and Supplies n Plaster Products
Plastics n Plumbing Fixtures n Printing and Publishing
Printing Equipment n Product Design and Display
Railroads n Rice Milling n Sanitary Paper Products
Screw Machine Products* n Sign and Advertising Display
Signaling and Fire Control Equipment
Surgical and Medical Instruments and Apparatus
Tire Cord and Fabric n Tool and Die
Toys, Amusement, Sporting and Athletic goods
Truck Sales and Service n Vehicle Washing Equipment
Venetian Blinds and Shades n Wallpaper
Warehousing n Watches, Clocks, Clockworks
Welding n Wholesaling n Windows and Doors
Wire Products n Wood Products

*Additional restrictions apply. Refer to Section 17.0317.

Conditional Uses*

n Any manufacturing buildings which exceed 55 feet height
n Airports and commercial heliports
n Animal hospitals and boarding kennels
n Animal Hide Tanning
n Asphalt and concrete plants
n Automobile and truck engine and body repair
n Building restoration contractor
n Candy and confectionery products
n Car wash facilities
n Chemicals
n Commercial service facilities, such as restaurants, financial institutions, and clinics
n Contractor's offices, shops, and yards with outdoor storage
n Environmental contractor

M-1 Conditional Uses* continued

n Food processing and locker plants (no slaughterhouses)
n Freight yards, freight terminals, and transshipment depots
n Gasoline service stations*
n Government Structures, such as Fire and Police Stations
n Hotels and Motels
n Inflammable gas and liquids storage in excess of 5,000 gallons
n Lawn and Garden Equipment manufacturing and storage
n Lumber Yards, Millwork, Saw Mills, and Planing Mills
n Machinery cleaning
n Moving and storage services
n Packaging and assembly of products from fur or animal skins
n Plumbing contractor
n Private Bus Service Storage Yards
n Processing of Grain and Feed for animals and fowl
n Processing of Animal Health Products
n Public passenger transportation terminals
n Public utility power plants, storage yards, and service centers
n Solar energy collectors erected as an accessory structure
n Smelting of metals
n Storage of animal feeds, fertilizer, seeds
n Temporary uses
n Transmitting towers, receiving towers, and relay and microwave towers and broadcast facilities or studios
n Truck parking lots
n Utility substations, pumping stations, and towers
n Vehicles and equipment storage
n Self-service storage facilities (mini-warehouses)

*Additional restrictions apply. Refer to Section 17.0317.

Permitted Accessory Uses*

n Garages used for storage of business vehicles
n Off-street parking and loading areas
n Office, storage, power supply, and other uses normally auxiliary to the principal industrial operation
n Residential quarters for the owner or caretaker; only one such dwelling unit on an industrial site
n Ground-mounted and building-mounted earth station dish and terrestrial antennas
n Solar collectors
n Retail sales of products produced on the premises

*Additional restrictions apply. Refer to Section 17.0317.