

**CITY OF WEST ALLIS
ORDINANCE O-2020-0043**

**ORDINANCE TO MAKE TRAINING, COUNSELING OR WORKFORCE
DEVELOPMENT FACILITIES OPERATED BY A NOT-FOR-PROFIT SOCIAL
SERVICE ORGANIZATION, FOR THE PURPOSE OF ENABLING JOB AND
CAREER OPPORTUNITIES TO PERSONS WITH SENSORY OR PHYSICAL
DISABILITIES A SPECIAL USE IN A C-3 DISTRICT**

CREATING SECTION 12.42(2)(R)

NOW THEREFORE, the common council of the City Of West Allis do ordain as follows:

SECTION 1: **AMENDMENT** “12.42 C-3 Community Commercial District”
of the City Of West Allis Municipal Code is hereby *amended* as follows:

A M E N D M E N T

12.42 C-3 Community Commercial District

The C-3 Community Commercial District is intended to accommodate the needs of a much larger consumer population than is served by the Neighborhood Commercial District. This District serves a much wider range of uses for accommodating both daily and occasional shopping requirements.

1. Permitted Uses. [**Ord. O-2006-0012, 3/21/2006**]

- a. Any uses permitted in the C-2 District.
- b. (Reserved)

Editor’s Note: Former Subsection (1)(b), Antique shops, was repealed 5/7/2015 by Ord. O-2015-0029.

- c. (Reserved)

Editor’s Note: Former Subsection (1)(c), Art galleries, was repealed 11/21/2017 by Ord. O-2017-0050.

- d. Art supply stores.
- e. Automobile accessory stores.
- f. Business machine sales and service.
- g. (Reserved)

Editor’s Note: Former Subsection (1)(g), Catering establishments, was repealed 1/6/2015 by Ord. O-2015-0002.

- h. (Reserved)

Editor's Note: Former Subsection (1)(h), Chiropractor and podiatrist offices, was repealed 1/20/2015 by Ord. O-2015-0001.

- i. Medical service facility. **[Ord. O-2015-0001, 1/20/2015]**
- j. Computers and computer accessories. **[Ord. 6279, 12/17/1996]**
- k. Department stores.
 - l. Electrical and household appliance stores, including electronic equipment sales and minor repair. **[Ord. 6624, [repeal 12.42(1)(n)], 8/6/2002]**
- m. Funeral parlor without crematory.
- n. Furniture stores, including upholstery, when conducted as part of the retail operations and secondary to the principal use.
- o. Garden supply, tool and seed stores, including accessory outdoor display and sales area.
- p. Hearing aid stores.
- q. Interior decorating shops and picture framing.
- r. Jewelry stores.
- s. Leather goods and luggage stores.
- t. Loan offices, except check-cashing businesses as defined in Section 9.32. **[Ord. O-2006-0061, 10/17/2006]**
- u. Locksmiths.
- v. Mail order, catalog store.
- w. Music, instrument stores, including sale and repairs, with no loudspeaker broadcasting into the street.
- x. Paint, glass and wallpaper stores.
- y. Radio and television sales stores with accessory servicing facilities. **[Ord. O-2005-0022, 5/17/2005]**
- z. Radio and television stations.
- aa. Repair, rental and servicing of any article the sale of which is a permitted use in the district.
- ab. School and office supply stores.
- ac. Sewing machine stores; household machines only.
- ad. Stamp and coin stores.
- ae. Tobacco retailers. **[Ord. O-2016-0032, 7/5/2016]**
 - i. No tobacco retailer shall be located within one thousand (1,000) feet of parcels occupied by the following uses:
 - (1) A public or private kindergarten, elementary, junior high or high school;
 - (2) Libraries;
 - (3) Zoned parkland; or
 - (4) Another tobacco retailer or establishment licensed to sell any tobacco product or tobacco paraphernalia as defined within Section 12.06.
- af. Toy stores.
- ag. Travel bureaus and transportation ticket offices.

- ah. Veterinary clinics. **[Ord. O-2015-0016, 3/3/2015]**
 - ai. Watch and clock repairs.
 - aj. Wholesale offices and showrooms with stockrooms; stockrooms limited to two thousand (2,000) square feet of floor area per business establishment.
2. Special Uses.
- a. Those permitted in the C-2 District.
 - b. Adult-oriented establishments under the provisions of Sec. 9.28 of the City Code.
 - c. Bowling alleys.
 - d. Crematories.
 - e. Dry cleaning and pressing establishments.
 - f. Food pantries. **[Ord. O-2016-0035, 9/20/2016]**
- Editor's Note: Former Subsection (2)(f), Kennels, was repealed 3/3/2015 by Ord. O-2015-0016.
- g. Hotels and motels.
 - h. Places of assembly not otherwise specifically listed in this subsection, including, but not limited to, clubs, lodges, meeting halls, auditoriums, arenas, banquet facilities and theaters (indoor). **[Ord. 6279, create, 12/17/1996; Ord. O-2005-0022, 5/17/2005]**
 - i. (Reserved)
- Editor's Note: Former Subsection (2)(i), as amended, which set forth commercial printing as a special use, was repealed 10/3/2017 by Ord. O-2017-0043.
- j. (Reserved)
- Editor's Note: Former Subsection (2)(j), which set forth schools; music, dance, including aerobics, trade and business as special uses, was repealed 2-23-2017 by Ord. O-2017-0007.
- k. Shopping centers.
 - l. Recording, sound and multi-media studios. **[Ord. 6559, 2/20/2001]**
 - m. Hospitals. **[Ord. 6587, 9/18/2001; Ord. 6592, 10/16/2001]**
 - n. Car wash facilities. There shall be a minimum twenty (20) foot separation from any commercial lot line that abuts a lot located in a residentially zoned district. **[Ord. O-2004-0025, 6/15/2004]**
 - o. Freestanding buildings and group development in which the combined total of all structures and outdoor sales areas within a development (regardless of diverse lotting, use or tenancy) combine to more than 50,000 square feet. **[Ord. O-2007-0023, 8/7/2007]**
 - i. Refer to the City's Large Retail Development Requirements for specific site, landscaping and architectural requirements.
 - p. Research/testing laboratory and technology facilities. **[Ord. O-2006-0062, 10/17/2006]**
 - q. Indoor sales, rental or leasing of motor vehicles that are subject to motor vehicle

registration and used for private personal use. (No outdoor sales or display of vehicles.) [Ord. O-2013-0049, 11/5/2013]

r. Training, counseling or workforce development facilities operated by a not-for-profit social service organization, for the purpose of enabling job and career opportunities to persons with sensory or physical disabilities.

3. Required Conditions. All uses permitted in the C-3 District shall be subject to the following conditions:
 - a. All business, servicing, repair or processing, storage or merchandise display, except for off-street parking or loading, and as otherwise modified in this Section, shall be conducted completely within enclosed buildings.
 - b. All business establishments shall contain a minimum of 10% of storefront floor area to on-site retail or consumer service area. [Ord. O-2015-0002, 1/6/2015; Ord. O-2017-0043, 10/3/2017]
 - c. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke cinders, gas, fumes, noise, vibration, refuse matter or water-carried waste.
4. Floor Area Ratio. In the C-3 District, the floor area ratio shall not exceed 1.5.
5. Yard Requirements. Same as those required under the C-2 District.
6. Off-Street Parking and Loading Requirements. Off-street parking and loading facilities shall be provided in accordance with Section 12.19 of this Subchapter.

SECTION 2: **EFFECTIVE DATE** This Ordinance shall be in full force and effect on and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Angelito Tenorio	_____	_____	_____	_____
Ald. Vince Vitale	_____	_____	_____	_____
Ald. Tracy Stefanski	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Thomas Lajsic	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Rosalie Reinke	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____

Attest

Presiding Officer

Rebecca Grill, City Clerk, City Of
West Allis

Dan Devine, Mayor City Of West
Allis