



STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, August 22, 2018  
6:00 PM

ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

7. **Ordinance to amend Subsection 12.06 Definitions and Subsection 12.10 General Provisions of the Revised Municipal Code relative to motor vehicle and small engine repair in residential districts.**

Ald. Haass is sponsoring an ordinance be crafted that grants some flexibility with residential districts for vehicle repair of private passenger vehicles. Currently, vehicle repair is not permitted within a private garage or within a residential district per ordinance 12.06, Definitions.



The **Current definition** of private garage is shared below, and you'll note also includes a prohibition on vehicle repair:

***Garage, Private. An accessory attached or detached building designed and used primarily for the storage and parking of vehicles owned and operated by the occupants of the lot on which the building is located. Vehicle repair is prohibited in a private garage.***

Purpose of draft ordinance - The purpose of this ordinance amendment is to allow residents some flexibility to perform vehicle maintenance and repair on residential property. Additionally, the ordinance intends to develop general standards for limiting the location (within garages), quantity, controlling noise within the limits of the noise ordinance, odors, and hours of operation so as to prevent creating a nuisance to neighborhoods. The proposed ordinance would be added to section 12.10 of the Zoning Code, General Provisions.

The Draft Ordinance (draft changes in red)

PART I. Subsection 12.06, Definitions, of the Revised Municipal Code is hereby amended to read as follows:

12.06 Definitions.

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Garage, Private. An accessory attached or detached building designed and used primarily for the storage and parking of vehicles owned and operated by the occupants

of the lot on which the building is located. ~~Vehicle repair is prohibited in a private garage.~~

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PART II. Subsection 12.10, General Provisions, of the Revised Municipal Code is hereby amended and formatted to read as follows:

#### 12.10 General Provisions

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**(16) Motor vehicle and small engine repair in residential districts. Motor vehicle and small engine repair or servicing is permitted within a private garage when conducted under the following standards:**

- 1. Not more than one motor vehicle or small engine shall be repaired, serviced or maintained at any one time.**
- 2. Work shall be performed within an enclosed garage, and out of view of the general public. All motor vehicle parts, components and repair tools shall be stored within an enclosed garage, and kept out of view of the general public.**
- 3. All motor vehicle parts, components and repair tools shall be stored within an enclosed garage, with the overhead door closed, and kept out of view of the general public.**
- 4. Motor vehicle body work and painting shall be prohibited.**
- 5. Compliance with the 7.035 noise of the Revised Municipal Code and motor vehicle or small engine repair work may only be permitted during daytime hours, and shall not be allowed during night time hours between 10:00 pm and 7:00 am.**
- 6. A residence shall not erect any advertisement for motor vehicle or small engine repair services.**

PART III. All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

PART IV. This ordinance shall take effect and be in force from and after its passage and publication.

**Recommendation:** Staff is not opposed to amending the definition to remove the existing prohibition of vehicle repair. The draft ordinance will be introduced to Common Council for further discussion before the S&D Committee.