

ORDINANCE NO. 3156

BY: Ald. Gehl

AN ORDINANCE TO AMEND TABLES 17.0304(b) and 17.0304(c) PERTAINING TO VARIOUS USE RESTRICTIONS, TO AMEND SUBSECTION 17.0409 RELATING TO VEHICLE-RELATED USE STANDARDS, TO AMEND SUBSECTION 17.0414 RELATING TO ACCESSORY USE STANDARDS, TO CREATE SUBSECTION 17.0804(e)(12) AND SUBSECTION 17.0804(g)(7) RELATING TO APPROVAL EXPIRATIONS, AND TO REPEAL OR AMEND VARIOUS SUBSECTIONS IN ARTICLE X, DEFINITIONS, OF THE MUNICIPAL CODE.

The Common Council of the City of Oak Creek does hereby ordain as follows:

SECTION I. Table 17.0304(b) Permitted and Conditional Uses, Residential Districts, of the Municipal Code is hereby amended to read, with all other listed uses remaining unaltered:

Table 17.0304(b) Permitted and Conditional Uses, Residential Districts									
Use	Additional Regulation	ER	Rs-1	Rs-2	Rs-3	Rs-4	Rs-5	Rd-1	Rm-1
Residential uses									
Dwelling, multifamily building, 9 plus units	§17.0403(b)								C
Dwelling, single-family attached, one story and up to 4 dwelling units	§17.0403(d)		C	C	C	C	C	P	P
Dwelling, single-family attached, 2 plus stories and/or 5 plus dwelling units	§17.0403(d)					C	C	C	C
Senior housing, assisted living [REMOVE CATEGORY]									
Senior housing, nursing care [REMOVE CATEGORY]									
Senior housing, total life care [REMOVE CATEGORY]									
Assisted living, nursing care, memory care, total life care, residential care facility								C	C
Retail uses [REMOVE CATEGORY]									
Neighborhood retail [REMOVE CATEGORY]	§17.0405(b)								
Service uses [REMOVE CATEGORY]									
Neighborhood service [REMOVE CATEGORY]	§17.0406(b)								
Lodging uses									
Bed-and-breakfast	§17.0407(a)	C	C					C	

Short-term rental	§17.0407(b)	P	P	P	P	P		P	
Eating/drinking uses [REMOVE CATEGORY]									
Café [REMOVE CATEGORY]	§17.0408(a)								
Accessory uses									
Carports									
Solar energy collection system, ground-mounted	§17.0414(p)								

SECTION II. Table 17.0304(c) Permitted and Conditional Uses, Nonresidential Districts, of the Municipal Code is hereby amended to read, with all other listed uses remaining unaltered:

Table 17.0304(c) Permitted and Conditional Uses, Nonresidential Districts											
Use	Additional Regulation	A-1	DTS	B-2	B-3	B-4	B-6	LM-1	M-1	I-1	P-1
Agricultural Uses											
Plant nursery/greenhouse		P						C	C		C
Residential uses											
Dwelling, multifamily above ground floor			P			C	C				
Recreational uses											
Art gallery/museum			P	C	P	P	P			C	
Campground											
Family entertainment center/indoor commercial amusement/fun center						C	C				
Golf course, miniature							C		C		C
Shooting/archery range, indoor								C	C		
Shooting/archery range, outdoor											
Farmers market			C								C
Retail uses											
General retail, less than 50,000 square feet			P	C	C	P	P	C			
General retail, more than 100,000 square feet			C			C	C				
Grocery store			C	C	C	P	P				
Multitenant shopping center			P	C	C	P	P				
Neighborhood retail	§17.0405(d)			P	P						

Pawnbrokers and second-hand firearms sales											
Wholesale						C					
Service uses											
Bank/financial institution with or without a drive-through			P	C	P	P	P				
Day-care center			P	C	C	C	C			C	
Self-service laundry											
Dry cleaner						C					
Massage, acupuncture, acupressure, spas			C	C	C	C					
Tattoo, body piercing and body art studios				C	C	C					
Veterinary clinic/ animal hospital	§17.0406(c)					C	C	C	C		
Lodging uses											
Motel											
Eating and drinking uses											
Mobile retail food establishment/ food truck park	§17.0408(b)									C	C
Vehicle related uses											
Autobody/automotive mechanical repair								C	C		
Car wash						C					
Equipment sales and rental	§17.0414(m)							C	C		
Fueling plaza affiliated with buildings greater than or equal to 15,000 square feet in area	§17.0409(a)					C	C				
Fuel sales [REMOVE CATEGORY]	§17.0409(a)										
Service station								C	C		
Vehicle sales (no rentals)	§17.0414(l)							C	C		
Office uses											
Office, general				P	P	P	P	P	P		
Industrial uses											
Self storage											
Warehouse, distribution, less than 200,000 square feet [REMOVE CATEGORY]											

Warehouse, distribution, 200,000 square feet or greater [REMOVE CATEGORY]											
Warehouse, storage, less than 200,000 square feet [REMOVE CATEGORY]											
Warehouse, storage, 200,000 square feet or greater [REMOVE CATEGORY]											
Warehouse, distribution and/or storage, less than 200,000 square feet									C	P	
Warehouse, distribution and/or storage, 200,000 square feet or greater										C	
Warehouse, distribution and/or storage, new construction (any size)											
Medical uses											
Acute care center			C		C	C	C	C	C	C	
Hospital			C		C	C	C	C	C	C	
Medical diagnostic facility/laboratory				C	C	P	P				
Residential mental health/substance abuse facilities											
Accessory uses											
Drive-through affiliated with buildings greater than or equal to 15,000 square feet in area.	§17.0414(g)						C	C			
Home occupation	§17.0414(h)	P	P				P	P			
Outdoor storage, permanent	§17.0414(m)								C	C	C
Solar energy collection system, ground-mounted	§17.0414(p)									C	
Temporary uses											
Farmers market, indoor only							T	T			T

SECTION III. Subsection 17.0409(a) and 17.0409(a)(1) are hereby amended to read:

(a) Fueling plaza.

(1) Fueling plaza uses shall front and be accessed from arterial or collector streets only.

SECTION IV. Subsection 17.0414(m)(2)a. is hereby amended to read:

a. A solid wall constructed from traditional, time- and weather-tested materials and techniques such as but not limited to masonry, stone veneer systems, stucco, or precast panels with inlaid or stamped brick texture and not less than six feet and not more than eight feet in height shall be erected to screen those portions of permanent outdoor storage areas visible from any public right-of-way and/or from a property that is used as residential.

SECTION V. Subsection 17.0414(p)(2) is hereby repealed with all subsequent remaining listed regulations in 17.0414(p) being re-numbered.

SECTION VI. Subsection 17.0804(e)(12) of the Oak Creek Municipal Code is hereby created to read:

(12) Use discontinuance. A Conditional Use Permit shall be deemed to authorize only the particular use for which it was issued. Such permits shall automatically expire and cease to be of any force or effect if such use shall be discontinued for twelve (12) consecutive months or more; provided, however, that if such use is discontinued due to labor strikes, war, natural disasters, or other similar cause(s) beyond the reasonable control of the holder of the Conditional Use Permit, such twelve (12) month period shall be extended for a period of time equal to the period that the holder of the Conditional Use Permit is prevented from engaging in the particular use for which the Conditional Use Permit was issued.

SECTION VII. Subsection 17.0804(g)(7) of the Oak Creek Municipal Code is hereby created to read:

(12) Expiration. Plan Commission approval under the authority of this section shall be valid for a period no longer than one (1) year unless a building permit is issued.

SECTION VIII. Subsection 17.1006(jj) of the Oak Creek Municipal Code, the definition of Fuel Sales, is hereby repealed with all subsequent remaining listed definitions being re-lettered.

SECTION IX. Subsection 17.1007(f) of the Oak Creek Municipal Code is hereby amended to read:

(f) GENERAL SERVICE

Any establishment whose primary activity is the provision of assistance, as opposed to products, to individuals. General service may include, but not be limited to, hair salons, barbers, tailors/clothing/shoe alteration and repair establishments, travel agencies, real estate or tax agencies, and similar. Any service use otherwise listed in §17.0304 or defined herein shall not be considered a general service use.

SECTION X. Subsections 17.1019(f), 17.1019(g) and 17.1019(h) of the Oak Creek Municipal Code, the definitions of Senior Housing, Assisted Living, Senior Housing, Nursing Care, and Senior Housing, Total Life Care, are hereby repealed with all subsequent remaining listed definitions being re-lettered.

SECTION XI. Subsection 17.1013(f) of the Oak Creek Municipal Code is hereby amended to read:

(f) MANUFACTURING, HEAVY

The manufacturing, predominantly from materials prepared on site, of products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, inclusive of basic industrial processing and custom manufacturing, but excluding, paper manufacturing, petroleum and coal products manufacturing, chemical manufacturing, plastics and rubber products manufacturing, primary metal manufacturing, waste and/or recycling management and remediation services, concrete crushing and animal slaughter/processing. Manufacturing activities are primarily, but not limited to, being contained within a building and noise, odor, smoke, heat, glare, and vibration resulting from the manufacturing activity are confined entirely on site or mitigated.

SECTION XII. The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION XIII. All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

SECTION XIV. This ordinance shall take effect and be in force from and after its passage and publication.

PASSED AND ADOPTED by the Common Council of the City of Oak Creek on this 6th day of April, 2026.



President, Common Council

Approved this 6th day of April, 2026.



Mayor

ATTEST:


City Clerk

VOTE: Ayes 4 Noes 0
** Ald. Haase and Ald. Loreck were excused.