

Chapter 22.04. General Development Standards

22.04.01. General Provisions	1
22.04.02. Fences and Walls	3
22.04.03. Screening	7
22.04.04. Vision Triangle	10
22.04.05. Outdoor Lighting	11
22.04.06. Development Performance Standards	13

22.04.01. General Provisions

- A. **Purpose.** The purpose of this Chapter is to establish clear and consistent standards for development across zoning districts to achieve the following goals:
1. Promote efficient and streamlined development throughout the City,
 2. Ensure consistency in land use and design within districts of similar corridors,
 3. Support orderly, sustainable growth in line with the City's planning vision, and
 4. Encourage the creation of cohesive, well-integrated neighborhoods.
- B. **Applicability.** The standards of this Chapter shall apply as summarized in Table ####.

Table #### Screening Standards Applicability Overview						
Key: ● = Standards apply to entire development site ○ = Standards apply to portion of site or building(s) impacted by development activity Blank = Standards do not apply		New development	Major redevelopment	Intermediate redevelopment	Minor redevelopment	Change of use
Standard	Reference					
Fence and Wall	####-####	●	●	○	○	
Fence and Wall; Installation and Maintenance	####	●	●	●	●	●

Table ##### Screening Standards Applicability Overview

Key:

- = Standards apply to entire development site
- = Standards apply to portion of site or building(s) impacted by development activity
- Blank = Standards do not apply

Standard	Reference	New development	Major redevelopment	Intermediate redevelopment	Minor redevelopment	Change of use
Screening; Waste, Recycling, and Grease Disposal Receptacles [1]	#####	●	●	●		
Screening; Ground and Wall Mounted Mechanical Units [2]	#####	●	●	○ [1]		
Screening; Roof Mounted Mechanical Units [1]	#####	●	○	○		
Screening; Loading Docks and Truck Parking Areas [1]	#####	●	●			
Performance Standards	#####	●	●	●	●	●
Vision Triangle [3]	#####	●	●	○		
Outdoor Lighting; Prohibitions	#####	●	●	●	●	●
Outdoor Lighting; Exemptions	#####	●	●	●	●	●
Outdoor Lighting; LED Fixtures [2]	#####	●	●	○ [6]	○ [6]	○ [6]
Outdoor Lighting; Lighting Standards in Footcandles (Fc) [5]	#####	●	○	○	○	○
Outdoor Lighting; Fixture Classification [4]	#####	●	●	○ [6]	○ [6]	○ [6]
Outdoor Lighting; Pole and Fixture Design [4]	#####	●	●	○ [6]	○ [6]	○ [6]
Outdoor Lighting; Mounting Height [4]	#####	●	●	○ [6]	○ [6]	○ [6]
Outdoor Lighting; specific Lighting Type Standards [4]	#####	●	●	○ [6]	○ [6]	○ [6]

Notes

[1] Standards shall apply to multi-unit, mixed-use, and nonresidential development only.

[2] Location standards shall apply to all development. All other standards shall apply to multi-unit, mixed use, and nonresidential development only.

[3] Standards shall perpetually apply to landscape and the placement of temporary structures.

[4] Standard shall apply whenever new lighting is installed.

[5] Perpetual compliance with standards is required.

[6] Standards shall apply if property is adjacent to any residentially developed parcel or residentially zoned parcel only.

22.04.02. Fences and Walls

- A. **Purpose.** The purpose of the fence and wall standards is to regulate the location, design, and maintenance of fences and walls to allow their use for safety, security, privacy, and screening while preserving Waukesha's natural topography, maintaining visual harmony, and enhancing community appearance.
- B. **Applicability.** The fence and wall standards established in this section shall apply as detailed in Table ####.
- C. **Location.** Unless otherwise required, all fences and walls allowed in this Section shall be located:
1. **All Districts.**
 - a. On or up to the property lines, except where specific setbacks are required,
 - b. At least one foot from any public sidewalk or alley,
 - c. In a manner that complies with vision triangle standards (Section ####),
 - d. At least 18 inches from underground utility access structures, drainage structures, or pedestals for telephone, electric, cable, or gas, and in no way that interferes with utility maintenance,
 - e. In a manner that does not block access to above-ground utility structures or fire hydrants,
 - f. At least two inches above finished grade if located within a drainage swale or easement, and
 - g. In a manner that does not inhibit the function of storm drainage structures.
 2. **Residential Districts.** Walls in residential districts shall be limited to:
 - a. Decorative walls up to a maximum height of three feet, setback a minimum of two feet from front and street side property lines, and meeting all materials requirements of Table ####, and
 - b. Structural retaining walls necessary to address grade changes.
- D. **Height.**
1. **Maximum Height.** The maximum height of fences or walls shall be as detailed per district and yard / lot line in Table ####. If a fence or wall is required by this Code for screening or buffering purposes, it shall be exempt from height restrictions.

Table #### Maximum Fence and Wall Height

22.04 | General Development Standards

Fences and Walls

Staff review and revisions in progress

Under discussion with staff for removal from the Zoning Code

Yard / Lot Line	RN-1, RN-2	RN-3, RN-4	MU, DC	GC, CC, I	LM, GM, MM, OM
Front	4 feet	4 feet	n/a	6 feet	6 feet
Street Side	4 feet [1]	4 feet [1]	n/a	8 feet	8 feet
Interior Side	6 feet	6 feet	n/a	8 feet	8 feet
Rear	6 feet	6 feet	n/a	8 feet	8 feet
Notes					
[1] Maximum height of six feet allowed if fence/wall is setback a minimum of two feet from the street side lot line.					

DIAGRAM TO BE INSERTED HERE LATER IN PROCESS

2. Exceptions.

- Fences surrounding outdoor athletic courts, meeting the opacity standards of Section ####, may have a maximum height of 15 feet.
- Fences or walls along a lot line directly abutting a principal arterial or higher classification roadway shall not exceed a height of eight feet.

E. Materials. Allowed fence or wall materials shall be as detailed per district in Table ####.

Table #### Allowed Fence and Wall Materials

Material	T-1	RN-1, RN-2	RN-3, RN-4	MU, DC	GC, CC, I	LM, GM, MM, OM	P
Masonry	Prohibited	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed
Stone	Prohibited	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed
Decorative Metal	Prohibited	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed
Architectural Block	Prohibited	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed
Stained or Painted Wood	Prohibited	Allowed	Allowed	Prohibited	Prohibited	Prohibited	Prohibited
smooth Face Block	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited
Wood Composite	Prohibited	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed
Vinyl / PVC	Prohibited	Allowed	Allowed	Allowed	Prohibited	Prohibited	Allowed
Coated Chain Link without Slats/Inserts	Prohibited	Allowed [1]	Prohibited	Prohibited	Prohibited	Allowed	Allowed
Coated Chain Link with Slats / Inserts	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Allowed [2]	Prohibited

Table #### Allowed Fence and Wall Materials

Material	T-1	RN-1, RN-2	RN-3, RN-4	MU, DC	GC, CC, I	LM, GM, MM, OM	P
Barbed / Concertina Wire	Allowed	Prohibited [4]	Prohibited [4]	Prohibited [4]	Prohibited [4]	Allowed [4]	Prohibited
Electric Fence	Allowed	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited
Curved / Spear Tip	Prohibited	Allowed	Allowed	Allowed	Allowed [3]	Allowed [3]	Allowed
Above Ground Electrified	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited
Deer and Other Temporary Fence Material	Prohibited	Allowed [5]	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited
Waste Materials	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited
Notes							
[1] Material is allowed in interior side and rear yards and along interior side and rear lot lines, or surrounding outdoor athletic courts only.							
[2] Material is allowed in interior side and rear yards and along interior side and rear lot lines abutting another property in the same district only.							
[3] Material is allowed if located a minimum of six feet above ground.							
[4] Permitted only if installed at a height of at least eight feet above grade. This material may also be used in any district when necessary for the protection of underground utility facilities only.							
[5] Material is allowed in interior side and rear yards only if setback a minimum of five feet from lot lines.							

F. Opacity.

1. **Maximum Opacity.** The maximum opacity of fences or walls shall be as detailed per district and yard / lot line in Table ####. If a fence or wall is required by this Code for screening or buffering purposes, it shall be exempt from opacity restrictions.

Table #### Maximum Fence and Wall Opacity

Yard / Lot Line	RN-1, RN-2	RN-3, RN-4	MU, DC	GC, CC, I	LM, GM, MM, OM	P
Front	50%	50%	n/a	n/a	n/a	50%
Street Side	20% [1]	20% [1]	n/a	n/a	100%	50%
Interior Side	100%	100%	n/a	100%	100%	100%
Rear	100%	100%	n/a	100%	100%	100%
Notes						
[1] Maximum opacity of 100% allowed if fence/wall is setback a minimum of two feet from the street side lot line.						

DIAGRAM TO BE INSERTED HERE LATER IN PROCESS

2. Exceptions.

- a. Fences surrounding outdoor athletic courts, meeting the maximum height allowance of Section ####, shall have a maximum opacity of 20 percent.
- b. Fences or walls can be fully opaque 100 percent only along the rear of double-frontage lots that face a principal arterial or higher-class roadway.

G. Installation and Maintenance.

1. The finished side of a fence shall face the exterior of the property.
2. Fences and walls shall be maintained in good repair, clean of visible mold and mildew, and in a safe condition.
3. Maintenance of fences and walls includes the replacement of missing, decayed, or broken elements and the repair of deteriorated or damaged materials, including sagging sections and posts that lean more than ten degrees from vertical.

DRAFT

22.04.03. Screening

- A. **Purpose.** The purpose of the screening regulations is to minimize views of waste receptacles, mechanical equipment, loading docks, and truck parking areas in order to improve the compatibility between uses and to enhance the appearance of the community. These standards apply to all commercial and industrial districts.
- B. **Applicability.** The screening standards established in this section shall apply as detailed in Table ####.
- C. **Waste Receptacles.**
1. **General Requirement.**
 - a. Waste, recycling, and/or grease disposal receptacles, including both large dumpsters shall be screened on all four sides with solid, opaque materials.
 - b. This requirement shall not apply to publicly accessible trash and recycling bins found in streetscapes, parks, trails, or other areas intended for customer or visitor use.
 2. **Location.**
 - a. Waste, recycling, and/or grease disposal receptacle enclosures shall not occupy areas designated for parking spaces or loading areas.
 - b. Waste, recycling, and/or grease disposal receptacle enclosures shall not be located between the primary building and the street right-of-way unless otherwise approved as an Administrative Adjustment (Section ####).
 3. **Dimensions.**
 - a. Waste, recycling, and/or grease disposal receptacle enclosure walls shall be of sufficient height to completely screen receptacles from view from the public right-of-way, abutting property, on-site walkways, or other areas intended for customer or visitor use.
 - b. Waste, recycling, and/or grease disposal receptacle enclosures shall be of an adequate size to accommodate all on-site waste receptacles.
 4. **Design.**
 - a. The exterior of each enclosure should use masonry materials that complement the primary building's exterior materials and colors, in accordance with Section ####.
 - b. For small-scale redevelopments in the MU, GC, and DC districts, wood may be used as an alternative material.
 - c. Materials and elevations for waste, recycling, and/or grease disposal receptacle enclosures that are attached to buildings shall use materials and quality of finish consistent with those of the principal building.

- d. The waste, recycling, and/or grease disposal receptacle enclosure gate shall be constructed of metal, stained or painted wood, or composite wood and shall incorporate colors that are visually consistent with those of the screening walls.
- e. Waste, recycling, and/or grease disposal receptacle enclosure gates shall be provided with wheels, drop pins or rods, or other support mechanisms such as industrial strength hinges, for securing when open and closed.
- f. Waste, recycling, and/or grease disposal receptacle enclosures shall be designed to protect the walls from damage by containers. Such protection may be provided on the interior of the enclosure by the use of barrier curbing, reinforced masonry walls, bollards, bumpers, or other similar means.

5. Operations and Maintenance.

- a. Waste, recycling, and/or grease disposal receptacle enclosure openings shall be kept closed at all times except for when the receptacle is being accessed.
- b. The property owner shall be responsible for ensuring that:
 - i. Waste, recycling, and/or grease disposal receptacles are placed in the enclosure at all times other than when they are being accessed, and
 - ii. Service truck access to the enclosure is maintained year-round.
- c. Waste shall be stored in closed containers and regularly emptied.
- d. Waste, recycling, and/or grease disposal receptacle enclosures shall be maintained in a clean condition to avoid vermin and foul odors from impacting surrounding areas.

D. Ground- and/or Wall-Mounted Mechanical Equipment.

1. General Requirement.

- a. Ground mounted building/mechanical equipment is prohibited within the front yard regardless of whether screening is provided.
- b. Placement of wall mounted building/mechanical equipment is prohibited on the front yard facing façade of a building.
- c. Screening shall be provided for all ground or wall-mounted building/mechanical equipment, including but not limited to: gas meters, electrical meters, generators, air-conditioning condensers, heat pumps, ventilation units, transformers, backflow preventers, and/or above ground water meters, that is visible from any public right-of-way, internal access drive (Section #####), or adjacent property.
- d. Equipment that is located in an interior side or rear yard and is otherwise screened by landscaping, a fence or wall, a building, or distance so that it is not visible from the street right-of-way or adjacent property shall not require additional screening.

- e. Ground-mounted solar panels are exempt from the requirements of this Section.

2. Design.

- a. Ground- and/or wall-mounted mechanical equipment shall be prohibited in the front yard and street-side yard.

- b. **Interior Side and/or Rear Yard.**

- i. If ground- and/or wall-mounted mechanical equipment is screened so that it is not visible from any on-site pedestrian walkway, public right-of-way, or adjacent property by landscaping, a fence, a building, or distance, additional screening shall not be required.
 - ii. If ground- and/or wall-mounted mechanical equipment is visible from any on-site pedestrian walkway, public right-of-way, or adjacent property it shall be screened with either:
 - a) A fence or wall meeting the material standards of **Section #####** with a minimum opacity of 80 percent, or
 - b) A **Type #** Buffer per **Section #####**.
- 3. **Administrative Adjustment.** If, due to site constraints or utility provider restrictions, it is not possible to screen ground- and/or wall-mounted building equipment in accordance with the requirements of this Section, an Administrative Adjustment (**Section #####**) may be approved for an alternative screening method such as, but not limited to: painting equipment to match or complement the building façade or wrapping the equipment with public art.

E. Roof-Mounted Mechanical Units.

- 1. **New Development and Major Redevelopment.** A continuous, permanent material that is architecturally integrated with the building on a minimum of three building façades shall be utilized to screen roof-mounted building equipment from adjacent properties and public street rights-of-way.
- 2. **Intermediate and Minor Redevelopment, Change of Use, and Installation of New Equipment on an Existing Building.**
 - a. If the existing building does not meet the standards of **subsection D.1** above, a central corral shall be utilized to screen roof-mounted building equipment.
 - b. The central corral shall be of a material or color that minimizes visibility and contrast with other roof materials.

F. Loading Docks and/or Truck Parking Areas.

1. **Design.**

- a. **Front and/or Street Side Yard.** Loading docks and/or truck parking areas located in a front and/or street side yard shall be screened with a **Type #** Buffer per **Section #####**.
- b. **Interior Side and/or Rear Yard.** Loading docks and/or truck parking areas located in an interior side or rear yard adjacent any residentially developed parcel or residentially zoned parcel or visible from the public right-of-way shall be screened with a **Type #** Buffer per **Section #####**.

22.04.04. Vision Triangle

- A. **Purpose.** The purpose of the fence and wall standards is to regulate the location, design, and maintenance of fences and walls to allow their use for safety, security, privacy, and screening while preserving Waukesha's natural topography, maintaining visual harmony, and enhancing community appearance.
- B. **Applicability.** The fence and wall standards established in this section shall apply to all property within the City as detailed in **Table #####**.
- C. **Requirement.** No building, structure, landscape, or other obstruction greater than three feet in height shall be located in a vision triangle.
 1. **Exceptions.** Within MU and DC districts structures may be located closer if adequate safety precautions are taken. Measures shall be approved by the **City Engineer or their designee**.
- D. **Location.** A vision triangle shall be located at the intersection of any driveway and right-of-way/internal access drive, and at the intersection of two or more rights-of-way/internal access drives.
- E. **Minimum Size.** A vision triangle shall be measured perpendicular to and starting at the back of curb of each intersecting right-of-way/internal access drive or driveway for the minimum depth established in **Table #####**.

Table ##### Minimum Vision Triangle Depth	
Intersecting Element	Minimum Required Depth
Driveway	10 feet
Alley	20 feet
Local Streets and Collector Rights-of-Way	20 feet
Arterial Street Right-of-Way	40 feet
State and Federal Highway Rights-of-Way	Per State or Federal standard
Interior Access Drive	10 feet

22.04.05. Outdoor Lighting

- A. **Purpose.** The standards of this Section are designed to regulate the physical effects of lighting and minimize the negative impact that lighting may have on surrounding properties. It is the intent of this section to:
1. Minimize light pollution, such as glare and light trespass,
 2. Conserve energy and resources,
 3. Maintain night-time safety and utility, and
 4. Improve the night-time visual environment.
- B. **Applicability.** The outdoor lighting standards established in this Section shall apply as detailed in Table ####.
- C. **Prohibitions.** The following lighting types shall be prohibited within the City:
1. The use of laser source light or any similar high intensity light for outdoor advertising or entertainment,
 2. The operation of searchlights for advertising purposes,
 3. Site lighting that may be confused with warning, emergency, or traffic signals,
 4. Lights that flash, move, revolve, rotate, scintillate, blink, flicker, vary in intensity or color, or use intermittent electrical pulsation, and
 5. Colored light-emitting diode (LED) rope lighting that outlines windows, doors, or other architectural features.
- D. **Exemptions.** The following exemptions shall be granted from the requirements of this Chapter:
1. Streetlights and other fixtures installed or temporarily used for public roadway illumination meeting all City standards,
 2. All temporary emergency lighting needed by the Police or Fire Departments or other emergency services, as well as all vehicular luminaires,
 3. All hazard warning luminaires required by Federal regulatory agencies, except that all luminaires used must be red and must be shown to be as close as possible to the federally required minimum lumen output or color temperature for the specific task,
 4. Individual residential lighting that is not part of a site plan or subdivision plan for street or other common or public area outdoor lighting,
 5. Lighting associated with holiday, festival, or other temporary uses permitted in Chapter ####,

6. Lighting of fountains or public art that has been permitted or otherwise approved by the City,
 7. Other Municipal or State lighting installed for the benefit of public health, safety, and welfare, and
 8. Lighting of US and Wisconsin State Flags provided the flag standard does not exceed the maximum permitted building height for that district.
- E. **LED Fixtures.** All outdoor lighting utilizing an LED fixture shall meet the following standards:
1. **Color Rendering.** Outdoor LED fixtures shall be rated at a minimum Color Rendering Index (CRI) value of 70 or higher.
 2. **Color Temperature.**
 - a. Outdoor LED fixtures shall have a correlated color temperature of 4,000 degrees Kelvin.
 - b. Decorative and pedestrian scale lighting may be less than 4,000 degrees Kelvin.
 - c. Architectural accent or building façade lighting may exceed 2,700 degrees Kelvin, provided the lighting is fully shielded and directed only onto the building surface or design feature being illuminated.
 - d. Outdoor recreational lighting is exempt from color temperature requirements.
- F. **Maximum Footcandles.** Lighting levels shall perpetually adhere to the standards in Table ####, unless otherwise approved as an Administrative Adjustment (Section ####) in circumstances where there is a shared access drive or similar type and intensity of use.

Table ####: Lighting Standards in Footcandles (Fc)

<i>Location</i>	<i>Maximum Footcandles</i>
Property Line	0.5 [1]
Parking Lot	6
Under Gas Canopy	15
Notes	
[1] When the property line is adjacent to any residentially developed parcel or residentially zoned parcel, the maximum shall be 0 Fc.	

G. Fixture Classification.

1. All outdoor lighting fixtures shall be LED luminaires. An Administrative Adjustment (Section ####) may be approved for another equally or more energy efficient fixture.
2. All outdoor lighting fixtures shall either have a fixture cutoff classification of "Full Cutoff" or be fully shielded, unless otherwise expressly permitted in this Code.
3. Fully shielded fixtures shall be directional fixtures (such as flood lights) and may be used provided they are aimed away from any residentially developed parcel or residentially zoned parcel.

H. Pole and Fixture Design.

1. Light poles and fixtures shall be of a matte or low-gloss finish, unless an Administrative Adjustment (Section ####) is approved for a special color scheme or theme.
2. The concrete base used to mount a pole light shall not exceed four feet in height, and the total pole height, including the base, shall not exceed twenty feet.

I. Mounting Height.

1. All outdoor lighting fixtures shall have a full cutoff classification with a fixture angle of 90 degrees or less.
2. The maximum mounting height for all outdoor lighting fixtures shall not exceed 20 feet.

22.04.06. Development Performance Standards

- A. Purpose.** The purpose of this section is to ensure that all uses of land, buildings, and structures are conducted in a manner that protects the public health, safety, comfort, and general welfare. It is intended to prevent the creation of dangerous, injurious, noxious, or otherwise objectionable conditions that may adversely affect surrounding areas or adjoining premises.

B. **Applicability.** The standards of this Section apply to all land uses and developments within all zoning districts. No land or building in any district shall be used or occupied in any manner so as to create any of the following conditions:

1. Fire, explosive, or other hazard,
2. Noise or vibration,
3. Smoke, dust, odor, or other form of air pollution,
4. Heat, cold, dampness, electrical, or other disturbance,
5. Glare,
6. Liquid or solid refuse or wastes, or
7. Any other substance, condition, or element that adversely affects the surrounding area or adjoining premises.

C. **Compliance Requirement.** Any use permitted or not expressly prohibited by these regulations may be undertaken and maintained, provided that the use conforms to the regulations of this chapter limiting dangerous and objectionable elements at the point of determination of their existence.

D. **Site Impact Standards.**

1. **Air Pollution.** No person or activity shall emit any fly ash, dust, fumes, vapors, mists, or gases in such quantities so as to substantially contribute to exceeding state or federal air pollution standards.
2. **Fire and Explosive Hazards.**
 - a. All activities involving the manufacturing and storage of flammable or explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion and with adequate fire-fighting and fire-suppression equipment and devices that are standard in the industry.
 - b. All materials that range from active to intense burning shall be manufactured, utilized, processed, or stored only within completely enclosed buildings having incombustible exterior walls and an automatic fire extinguishing system.
3. **Glare and Heat.**
 - a. No activity shall emit glare or heat that is visible or measurable outside its premises, except activities which may emit direct or sky-reflected glare which shall not be visible outside their district.
 - b. All operations producing intense glare or heat shall be conducted within a completely enclosed building.

- c. Exposed sources of light shall be shielded so as not to be visible outside their premises.

4. Water Quality Protection.

- a. No discharge shall be permitted at any point into the public sewers, private sewage disposal system, surface, or subsurface waters so as to contaminate, pollute, or harm such waters or cause floating or submerged debris, oil, scum, unsightliness, or conditions harmful to human, animal, plant, or aquatic life.
- b. In addition, no activity shall withdraw water or discharge any liquid or solid materials so as to exceed, or contribute toward the exceeding of, the minimum standards set forth in **Chapter NR 102 of the Wisconsin Administrative Code.**

E. Operational Impact Standards.

1. Noise.

- a. **Manufacturing Districts.** No activity in any manufacturing district shall produce a sound level outside the district boundary or at any point within an adjacent residential district that exceeds the following sound levels measured by a sound level meter and associated octave level filter:
- b. **Other Districts.** No noise in any district other than a manufacturing district shall produce a sound level measured at the lot line of the premises producing the activity that exceeds the following:
- c. **Mitigation.**
 - i. All noise shall be muffled or otherwise controlled so as not to become objectionable due to intermittence, duration, beat frequency, impulse character, periodic character, or shrillness.
 - ii. All sirens, whistles, and bells which are maintained and utilized solely to serve a public purpose are exempt from the sound level standards of this section.

2. Odors.

- a. No emission of odorous gases or other odorous matter shall be permitted as to be offensive, obnoxious, or unhealthful at any point outside the premises from which the emission occurs.
- b. Any process which may involve the creation or emission of any odors shall provide a primary and secondary safeguard system, so that control of odors will be maintained by the secondary safeguard system should the primary safeguard system fail.
- c. The guide for determining odor measurement and control shall be Table III, "Odor Thresholds," in Chapter ###, "Air Pollution Abatement Manual," (Manufacturing

Chemists' Association, Inc., 1951) and Chapter NR 154 of the Wisconsin Administrative Code, whichever provides the greater protection.

3. **Radioactivity and Electrical Disturbances.** No activity shall emit radioactivity or electrical disturbances outside its premises that are dangerous or adversely affect the use of neighboring premises.
4. **Vibration.**
 - a. No vibration shall be permitted which is discernible without instruments outside its premises which is generating the vibrations.
 - b. No activity shall emit vibrations which exceed the following displacement measured with a three-component measuring system:

DRAFT