

### 17.92 PARKING REQUIREMENTS

All new parking lots and all alterations of existing lots shall be subject to the approval of the Village Board. Requests for said parking lots shall be accompanied with detailed plans on landscaping, parking layout, drainage provisions and driveway locations. In all districts, except those areas which are located within the fire zone as designated on the Official Map, there shall be provided at the time any use or building is erected, enlarged, extended, or increased off-street parking stalls for all vehicles in accordance with the following:

(a) Access. Adequate access to a public street shall be provided for each parking space.

(b) Design Standards. Each required off-street parking space shall have a stall width of at least nine (9) feet and a stall length of at least eighteen (18) feet. Minimum width of aisles providing access to stalls for one-way traffic shall be as follows: Eleven (11) feet for thirty degree (300) parking; and twenty (20) feet for ninety (90) degree parking. Minimum width of aisles providing access to stalls for two-way traffic shall be twenty-four (24) feet. No parking area of more than two (2) spaces shall be designed as to require any vehicle to back into a public street. Any parking area of more than five (5) spaces shall be sufficiently screened in the form of a solid fence or shrubbery to protect adjacent residential uses. Large expanses of channeled parking areas shall be avoided by interior landscaping and safety islands.

(c) Location.

(1) Location to be on the same lot as the principal use or not over four hundred (400) feet from the principal use.

(2) Off-street parking is permitted in all yards of all districts except in the front yards of single-family and two-family residence districts but shall not be closer than five (5) feet to a side lot line, right-of-way line or rear lot line.

(3) Off-street parking in the single-family resident and two-family residence districts is permitted in the front yard in the driveway, even though closer than five (5) feet to a side lot line providing the driveway conforms to the requirements in Section 17.93.

(d) Surfacing. All off-street parking areas, except a single parking space accessory to a single-family dwelling shall be surfaced with a dustless all-weather material capable of carrying a wheel load of four thousand (4,000) pounds (normally, a two (2) inch blacktop on a four (4) inch base of five (5) inches of Portland cement will meet this requirement). Any parking area for more than five (5) vehicles shall have the aisles and spaces clearly marked. Compacted stone or gravel may be used with the approval of the Village Board.

(e) Landscaping.

(1) Accessory Landscape Area. All public and private off-street parking areas which serve five (5) vehicles or more and are created or redesigned and rebuilt subsequent to the adoption of this Code shall be provided with accessory landscape areas totaling not less than ten percent (10%) of the surfaced area. The minimum size of each landscape area shall not be less than one hundred (100) square feet.

(2) Location. Location of landscape areas, plant materials and protection afforded the plantings, including curbing and provision for maintenance by the property owner, shall be subject to approval by the Zoning Administrator.

(3) Plans. All plans for such proposed parking areas, at the discretion of the Zoning Administrator, shall include a topographic surveyor grading plan which shows existing and proposed grades and location of improvements. The preservation of existing trees, shrubs and other natural vegetation in the parking area may be included in the calculation of the required minimum landscape area.

(4) Special residential requirements. Those parking areas for five (5) or more vehicles if adjoining a residential use shall be screened from such use by a solid wall, fence, evergreen planting of equivalent visual density or other effective means, built and maintained at a minimum height of five (5) feet. Where a solidly constructed decorative fence is provided along the interior lot line, the minimum setback for the parking area shall be five (5) feet from said lot line. Said fence shall be located a minimum of one (1) foot from the said lot line.

(5) Repair and Service. No motor vehicle repair work or service of any kind shall be permitted in association with parking facilities provided in Residence Districts.

(6) Lighting. Any lighting used to illuminate off-street parking areas shall be directed away from residential properties and public streets in such a way as not to create a nuisance. However, in no case shall such lighting exceed three (3) footcandles measured at the lot line.

(7) Street Setback Area. No parking shall be permitted between the street right-of-way line and the building setback line prevailing in the zone in which the proposed parking area is to be located. The resulting open area shall be planted in grass or otherwise landscaped to create a permanent green area.

(f) Curbs. Curbs or barriers shall be installed a minimum of four (4) feet from a property line so as to prevent the parked vehicles from extending over any lot lines.

(g) Number of Stalls. Number of parking stalls required are shown in the following table:

Use Minimum Parking Required Dwellings: Single family, two-family 2 stalls for each dwelling unit and mobile homes

- (1) Dwellings: Multi-family 2 stalls for each dwelling unit
- (2) Housing for the elderly: 0.75 space for each dwelling with one-half of these spaces to be built before occupancy and the balance of which spaces shall be reserved until such time as the Village Board may order them installed
- (3) Hotels, Motels: 1 stall for each guest room plus 1 stall for each 3 employees
- (4) Sororities, dormitories, rooming and boarding houses: 1 stall for each bed boarding houses
- (5) Retirement homes, orphanages, convents and monestaries: 1 stall per 2,000 feet of principal floor area
- (6) Hospitals, sanitariums, institutions, rest and nursing homes: 1 stall for each 3 beds plus 1 stall for each 3 employees
- (7) Medical and dental clinics: 5 stalls for each doctor
- (8) Churches, theaters, auditoriums: 1 stall for each 4 seats
- (9) Community centers, vocational and night schools, and other places of public assembly, Colleges, secondary and elementary: 1 stall for each 2 employees plus 1 stall schools for each 5 students of 16 years of age or more
- (10) Restaurants, bars, clubs and lodges: 1 stall for each 3 seats and 1 space for each places of entertainment 2 employees
- (11) Manufacturing and processing plants (including meat and food processing), laboratories: 1 stall for every 2 employees; number of employees shall be construed to mean the maximum number on the premises at one time
- (12) Financial institutions, business: 1 stall for each 250 square feet of floor area
- (13) Government and professional offices, and retail and service establishments: 1 stall for each 2 employees
- (14) Motor vehicle sales (new and used): 1 space for each 500 square feet of floor area used plus one space for each 300 square feet of outdoor display area for each motor vehicle to be displayed. (This requirement does not include service garages – see above.)
- (15) Repair shops, retail and service stores: 1 space for each 150 square feet of net floor space
- (16) Automobile repair garages and service stores: 1 space for each 150 square feet of net floor space
- (17) Bowling alleys: 5 spaces for each alley

(h) Uses Not listed. In the case of structures or uses not mentioned, the provision for a use which is similar shall apply. Floor space or area shall mean the gross floor area inside the exterior walls, where floor space is indicated above as a basis for determining the amount of off-street parking required.

(i) Combined Uses. Combinations of any of the above uses shall provide the total of the number of stalls required for each individual use. Two (2) or more uses may provide required off-street parking spaces in a common facility less than the sum of the spaces required for each use individually, provided such uses are not operated during the same hours. A written agreement satisfactory to the Village Attorney shall accompany any joint use arrangement.

(j) Handicapped Parking Requirements. In addition to any other requirements relating to parking spaces contained in these Ordinances, the provisions contained in Sections 101.13, 346.503 and 346.56, Wis. Stats., and any Wisconsin Administrative Code sections adopted pursuant thereto are hereby adopted by reference and made applicable to all parking facilities whenever constructed.

(k) Changes in Buildings or Use. Whenever a building or use is changed, structurally altered or enlarged to create a need for an increase of twenty-five percent (25%) or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change. Whenever a building or use is enlarged to the extent of fifty percent (50%) or more in the floor area, said building or use shall then comply with the parking requirements set forth in the district in which it is located.

(l) Off-lot Parking.

(1) Required off-street parking spaces shall be located on the same lot with the principal use, or when this requirement cannot be met, such parking spaces may be located off-lot provided the parking spaces are located in the same district. Off-lot parking spaces shall also be held in fee simple ownership by the owner of the use requiring such parking or be leased or rented through a written agreement satisfactory to the Village Attorney.

(2) Off-lot parking spaces for residential uses shall be within two hundred fifty (250) feet of the principal entrance or the entrance for the individual occupants for whom the spaces are reserved while the farthest portions of a parking lot for all other uses shall be within three hundred (300) feet of the entrance of the establishment.

(3) Accessory parking may be located in residential districts provided that said lots or property are immediately adjacent to a commercial, business or industrial zoning district.

(4) All off-street parking lots adjoining lots zoned for residential use shall have a minimum setback of ten (10) feet from any interior lot line, except if the adjoining lot is used for legally conforming parking purposes.