

Chapter 303. Zoning

Article VII. Parking, Loading and Access Requirements

§ 303-62. Parking requirements.

All new nonresidential parking lots and all alterations of existing lots shall be subject to the approval of the Common Council after a recommendation from the Plan Commission. Requests for said parking lots shall be accompanied by detailed plans on landscaping, parking layout, drainage provisions and driveway locations. In all districts, 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. The size of each parking space shall be not less than 180 square feet, exclusive of the space required for ingress and egress. Minimum width of aisles providing access to stalls for one-way traffic shall be as follows: 11 feet for thirty-degree parking and 20 feet for ninety-degree parking. Minimum width of aisles providing access to stalls for two-way traffic shall be 24 feet. No parking area of more than two spaces shall be designed so as to require any vehicle to back into a public street. Any parking area of more than five spaces shall be sufficiently screened in the form of a solid fence or shrubbery to protect adjacent residential uses. Large expanses of unchanneled parking areas shall be avoided by interior landscaping and safety islands.
- C. Location.
 - (1) (Reserved)^[1]
 - [1] *Editor's Note: Former § 303-62C(1), regarding the location of parking in relation to the distance from the principal use, was deleted 1-3-2000. See § 303-62I.*
 - (2) Off-street parking is permitted in all yards of all districts, except in the front yards of One-Family and Two-Family Residence Districts, but shall not be closer than five feet to a nonresidential side lot line or rear lot line or closer than 15 feet to a right-of-way. No parking space or driveway, except in residential districts, shall be closer than 25 feet to a residential district lot line.
 - (3) Off-street parking in One-Family and Two-Family Residence Districts is permitted in the front yard in the driveway, even though closer than five feet to a side lot line, provided that the driveway conforms to the requirements in Chapter **122**, Driveways, of this Code. An ATV/UTV, boat, snowmobile, and/or related trailer, may be parked or stored in the driveway.
- 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 4,000 pounds. (Normally, a two-inch blacktop on a four-inch base or five inches of portland cement will meet this requirement.) Any parking area for more than five vehicles shall have the aisles and spaces clearly marked. Compacted stone or gravel may used only with the approval of the Common Council.
- E. Landscaping.

- (1) Accessory landscape area. All public and private off-street parking areas which serve four vehicles or more, are located within 15 feet of any lot line or public right-of-way 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 10% of the surfaced area. The minimum size of each landscape area shall not be less than 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 survey or 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 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 feet. Where a solidly constructed decorative fence is provided along the interior lot line, the minimum setback for the parking area shall be five feet from said lot line. Said fence shall be located a minimum of one foot from 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 footcandles measured at the lot line.
 - (7) Street setback area. No parking shall be permitted between the street right-of-way line and the individual 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 feet from a property line so as to prevent the parked vehicles from extending over any lot lines.
- G. Handicapped parking requirements. In addition to any other requirements relating to parking spaces contained in this chapter, the provisions contained in W.S.A. ss. 101.13, 346.503 and 346.56 and any Wisconsin Administrative Code sections adopted pursuant thereto are hereby adopted by reference and made applicable to all parking facilities whenever constructed.
- H. Changes in buildings or use. Whenever a building or use is changed, structurally altered or enlarged to create a need for an increase of 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 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.
- I. 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 that the parking spaces are located in the same district and not over 400 feet from the principal use. In cases where off-street parking facilities are permitted on land other than the same lot as the principal use, such facilities shall be in the same possession as the lot occupied by the use to which the parking facilities are necessary or in the possession of the controller of the principal use to which the parking facilities are accessory. Such possession shall be by deed whereby the owner of the land on which the parking facilities are to be located shall be bound by a covenant filed and recorded in the office of the County Register of Deeds requiring such

owner, his or her heirs or assigns to maintain the required facilities for the duration of the use served.

[Amended 1-3-2000]

- (2) Off-lot parking spaces for residential uses shall be within 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 400 feet of the entrance of the establishment.
 - (3) Accessory parking may be located in residential districts, provided that said lots or property is immediately adjacent to a business or industrial zoning district.
[Amended 1-3-2000]
 - (4) All off-street parking lots adjoining lots zoned for residential use shall have a minimum setback of 10 feet from any interior lot line, except if the adjoining lot is used for legally conforming parking purposes.
- J. Signs. Signs located in parking areas necessary for orderly operation of traffic movement shall be permitted in addition to others permitted in this chapter.
- K. Lighting. Lighting used to illuminate off-street parking shall have no direct source of light visible from a street or adjacent land.
- L. Reduction of parking areas. Off-street parking spaces shall not be reduced in number unless said number exceeds the requirements set forth herein.