

ARTICLE XIV. OFF-STREET PARKING AND LOADING REQUIREMENTS

A. GENERAL REQUIREMENTS - OFF-STREET PARKING

1. Location. All parking spaces required to serve buildings or uses erected or established after the effective date of this ordinance shall be located on the same zoning lot as the building or use served, except that parking spaces to serve business or industrial buildings or uses may be located within three hundred (300) feet, if such spaces are permitted in such zone.

a. Off-street parking spaces may be located in any yard, except in the required front yard setback or corner side yards in residential districts. Enclosed buildings and carports containing off-street parking shall be subject to the applicable yard requirements.

2. Size. Each required off-street parking space shall be at least nine (9) feet in width measured at right angles to the center of car as parked, and at least twenty (20) feet in length, exclusive of access drives or aisles, ramps, or columns. Aisles shall be not less than twenty four (24) feet wide for ninety (90) degree parking, eighteen (18) feet wide for sixty (60) degree parking, fifteen (15) feet wide for forty-five (45) degree parking (angle shall be measured between center line of parking space and center line of aisle), and twelve (12) feet wide for parallel parking. For parallel parking, the length of the parking space shall be increased to twenty-three (23) feet.

3. Access. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.

4. Collective Provision. Off-street parking facilities for separate uses may be provided collectively if the total number of spaces so provided is not less than the sum of the separate requirements. No parking spaces or portion thereof shall serve as a required space for more than one use, unless otherwise authorized by the Plan Commission.

5. Computation. When determination of the number of off-street parking spaces required by this ordinance results in a requirement of a fractional space, any fraction of one half (1/2) or less may be disregarded, while a fraction in excess of one half (1/2) shall be counted as one (1) parking space. Parking spaces required on an employee basis shall be based on the maximum number of employees on duty or residing, or both, on the premises at any one time.

6. Utilization. Required accessory off-street parking facilities provided for uses listed in Part B of this Article shall be solely for the parking of passenger automobiles of patrons, occupants, or employees of such uses, except as may otherwise be provided for the parking of trucks in the granting of conditional uses.

7. Design and Maintenance

a. Plan. Except for residential uses, the design of parking lots or areas shall be subject to the approval of the Zoning Administrator.

b. Drainage and grade. All parking areas shall have adequate drainage and shall be provided with bumper guards, where required by grade.

c. Surfacing and marking of parking lots. All off-street parking lots shall be provided with blacktop or concrete surfacing and shall be maintained at all times in such a manner as to prevent the release of dust and to be free of dust, trash, and debris.

d. Screening and Landscaping. All open automobile parking areas containing more than three (3) parking spaces shall be effectively screened on each side adjoining or fronting any property situated in a Residence District or any institutional premises by a wall or fence.

e. 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.

f. Signs. Accessory signs shall be permitted on parking areas in accordance with the provisions specified under the sign ordinance.

8. Sales, Repair and Service

a. Sales, Repair and Service. No sale, storage, repair work, or servicing of any kind shall be permitted in any parking facility, except by permission of the Town Board.

9. Increased Use

a. When the intensity of use of any building, structure, or premises shall be increased through the addition of dwelling units, gross floor area, seating capacity, or other units of measurement specified herein for required parking or loading facilities, parking and loading facilities, as required herein, shall be provided for such increase in intensity of use, and for at least fifty (50) percent of any existing deficiency in parking or loading facilities.

10. Changed Use. Whenever the existing use of a building or structure shall hereafter be changed to a new use, parking or loading facilities shall be required for such new use.

11. Damage or Destruction. For any conforming or legally non-conforming building or use, which is in existence on the effective date of this ordinance, which subsequently thereto is damaged or destroyed by fire, collapse, explosion, or other cause, and which is reconstructed, re-established or repaired, off-street parking or loading facilities shall be provided as required by this ordinance.

12. Control of Off-Site Parking Facilities. In cases where parking facilities are permitted on land other than the zoning lot on which the building or use served is located, such facilities shall be in the same possession as the zoning lot occupied by the building or use to which the parking facilities are accessory. Such possession may be either by deed or long-term lease, the term of such lease to be determined by the Board of Zoning Appeals; and such deed or lease shall be filed with the Recorder of Deeds of Brown County. The deed or lease shall require such owner or his/her heirs and assigns to maintain the required number of parking facilities for the duration of the use served or of the deed or lease, whichever shall terminate sooner.

13. Submission of Plot Plan. Any application for a building permit, or for an occupancy certificate, where no building permit is required, shall include therewith a plot plan, drawn to scale and fully dimensioned, showing any off-street parking or loading facilities to be provided in compliance with this ordinance.

14. Handicapped Parking Requirements. All off-street parking lots shall adhere to Wisconsin Statutes 346.503 and 346.56 as to requiring handicapped parking.

15. Existing Parking Facilities. All off-street parking facilities in existence on the effective date of this ordinance and located on the same lot as the building or use served shall not hereafter be reduced below the requirements for a similar new building or use under the provisions of this ordinance.

B. SPECIFIC REQUIREMENTS - OFF-STREET PARKING

1. Hotels and Motels. One and one half (1 1/2) parking spaces shall be provided for each dwelling unit or lodging room and additional space as shall be required for supplemental uses.

2. Educational (Non-Boarding) and Cultural Institutions

a. Elementary and middle schools. One (1) parking space shall be provided for each employee and adequate visitor space to be determined by the Town Board.

b. Senior high schools. One (1) parking space shall be provided for each employee, and one parking space shall be provided for each five (5) students, based on the maximum number of students attending classes on the premises at any one time during any twenty four (24) hour period.

c. Public libraries, art galleries, museums and aquariums. One (1) space shall be provided for each two (2) employees plus additional parking space equal to fifty (50) percent of capacity in persons.

d. School auditoriums and gymnasiums. One (1) parking space shall be provided for each eight (8) seats.

e. Stadiums and grandstands. One (1) parking space shall be provided for each four (4) seats.

f. Colleges, junior colleges and universities. One (1) parking space shall be provided for each three (3) students, based upon the maximum number of students attending classes on the premises at any one time during any twenty four (24) hour period.

g. Fraternities, sororities, and dormitories in conjunction with colleges, junior colleges and universities. One (1) parking space shall be provided for each three (3) active members or dormitory residents, plus one (1) parking space for the manager.

3. Health and Medical Institutions

a. Convalescent homes, nursing homes, rest homes, institutions for the care of the aged and for children and sanitariums. One (1) parking space shall be provided for each four (4) beds, plus one (1) parking space for each two (2) employees (other than staff doctors), plus one (1) parking space for each doctor assigned to the staff.

b. Hospitals. One (1) parking space shall be provided for each four (4) hospital beds, plus one (1) parking space for each two (2) employees and doctors assigned to the staff.

c. Group Homes. One (1) parking space for each four (4) occupants authorized and one (1) parking space for each employee or maximum shift.

4. Multiple Family Dwellings. Two and one half (2 1/2) parking spaces shall be provided for each dwelling unit. In addition, there shall be provided one (1) guest parking space for each four (4) units in all multiple dwellings or fractions thereof.

5. Philanthropic and Charitable Institutions. One (1) parking space shall be provided for each employee, plus spaces adequate in number, as determined by the Plan Commission, to serve the public.

6. Planned Developments. Parking spaces shall be provided on the basis of the required spaces for each individual use.

7. Public Utility and Service Uses. One (1) parking space shall be provided for each employee, plus spaces adequate in number, as determined by the Plan Commission, to serve the public.

8. Radio and Television Stations. One (1) parking space shall be provided for each employee.

9. Religious Institutions

a. Churches, chapels, temples, and synagogues. One (1) parking space shall be provided for each three (3) seats.

b. Convents, seminaries, monasteries, rectories, parsonages, parish houses, and religious retreats. Parking space shall be provided in adequate number, as determined by the Plan

Commission, to serve persons employed or residing on the premises, as well as for the visiting public.

10. Recreational

a. Stadiums, ball parks, and other outdoor sports' arenas. One (1) parking space for each four (4) permanent seats. Such parking shall be located no further than eight hundred (800) feet to the nearest corner of the property on which the place of assembly is located.

b. Theaters, indoor sports' arenas, and auditoriums, other than those incidental to schools. One (1) parking space for each four (4) seats, plus one (1) additional parking space for each employee on the maximum shift.

c. Bowling alleys. Four (4) parking spaces per alley, plus additional requirements for other such uses as eating and drinking establishments.

d. Dance halls, skating rinks, lodge halls, exhibition halls, without fixed seats. One (1) parking space for each eighty (80) square feet of usable floor area.

e. Golf driving ranges or shooting ranges. One (1) parking space for each driving tee or shooter station.

f. Miniature courses or putting greens. Two parking spaces for each golf hole.

g. Game and athletic courts. Two (2) parking spaces for each court.

h. Golf courses. Eight (8) parking spaces per hole and one (1) for each thirty five (35) square feet of gross floor area in principal building connected with the course, plus one (1) for each two hundred (200) square feet of gross floor area for adjoining accessory commercial uses.

i. Swimming pools (other than those used in accessory uses with residential and commercial uses). One (1) parking space for every one hundred (100) square feet of pool area, one parking space for each employee on the maximum shift. Customer pickup and drop-off zone shall be provided on a curbed directional driveway with the parking zones behind the street setback area, said parking zone not to interfere with the other parking requirements.

j. Marinas, harbors, and launching ramps. One (1) parking space for each boat berth, or on-site storage space. In addition, double length car-trailer spaces shall be required, if launching ramp is available per Plan Commission requirements.

11. Rooming Houses. Two and one half (2 1/2) parking spaces shall be provided for each rooming unit, plus one (1) space for each owner or manager.

12. Single-Family Detached Dwellings. Two (2) parking spaces shall be provided for each dwelling unit not to be located within the front yard setback.

13. Two Family Dwellings. Two (2) parking spaces shall be provided for each dwelling unit not to be located within the front yard setback.

14. Day Care Centers and Nursery Schools. One (1) parking space for each eight (8) children authorized and one (1) parking space for each staff member; however, such parking requirement for children authorized may be reduced to one (1) parking space per ten (10) children, if a customer pickup and drop-off zone is provided on a curved directional driveway with the parking zones behind the street setback area, said parking zone not to interfere with the other parking requirements.

15. Day Care Homes, Family. One (1) parking space for each eight (8) children authorized and one (1) parking space for each staff member; however, if the staff resides in the home, the required spaces and driveway standards of a single family home may apply, upon the discretion of the Plan Commission.

16. Commercial and Retail Service Uses

a. Animal hospitals and kennels. One (1) parking space shall be provided for each employee and additional space for business as deemed necessary by the Planning Committee.

b. Dry cleaning establishments, laundromats, and receiving stations. One (1) parking space shall be provided for each two (2) employees and every two automatic self-service units.

c. Funeral homes and mortuaries. One (1) parking space for each five (5) seats or one hundred (100) square feet of floor area for each chapel or parlor, whichever is greater.

d. Governmental buildings, United States, State, County and City. One (1) parking space for each two (2) employees, plus such additional space deemed necessary by the Plan Commission.

e. Hotels. One and one half (1 1/2) parking spaces shall be provided for each lodging room, plus one (1) parking space for each employee, plus additional spaces for affiliated uses, as required by this ordinance.

f. Medical and dental clinics. Three (3) parking spaces shall be provided for each staff member and regularly-visited doctor.

g. Motels and rooming units. One and one half (1 1/2) parking spaces shall be provided for each dwelling unit or lodging room, plus one (1) parking space for each employee.

h. Planned development. Parking facilities shall be provided on the basis of the required spaces for each individual use.

i. Restaurants, taverns, supper clubs, cocktail lounges and night clubs. Parking spaces equal in number to fifty (50) percent of the capacity in persons shall be provided, plus one (1) space for each employee.

j. Retail stores and shopping centers. One (1) parking space shall be provided for each one hundred fifty (150) square feet of floor area plus one (1) space for each employee.

k. Schools - music, dance or business. One (1) parking space shall be provided for each employee, plus one (1) space for each three (3) students.

l. Theaters, indoor. Parking spaces equal in number to fifty (50) percent of the seating capacity in persons shall be provided.

m. Banks, savings and loan associations, and other financial institutions. One (1) space for each two hundred (200) square feet of gross floor area, plus one (1) parking space per employee on the maximum shift.

n. Drive-in banks, savings and loan associations, and other financial institutions. Six (6) spaces for one (1) drive-in window, plus four (4) spaces for each additional drive-in window, in addition, one (1) parking space per employee on the maximum shift.

o. Barber shops, beauty salons, and other similar personal service use. Two (2) spaces per operator's station and one (1) space per employee on the maximum shift.

p. Bus and motor coach depot or station. One (1) space per employee during maximum shift plus six (6) spaces per bus at peak loading capacity.

q. Bus and motor coach service garage. One (1) space per employee on the maximum shift, plus suitable area for servicing and parking bus and motor coaches as deemed necessary by the Town Board.

r. Carry-out restaurants, confectionaries, and drive-in restaurants. One (1) parking space per fifty (50) square feet of net patron floor area, excluding restrooms, plus one (1) space per employee on the maximum shift, plus one (1) space for each person at 50% capacity.

s. Automobile service station uses and automobile wash facilities. One (1) space per employee on the maximum shift and two (2) spaces per service stall or bay, plus three (3) stacked spaces per each fueling position, or car washing staff.

t. Motor vehicles, machinery sales and repair garage. One (1) parking space for each four hundred (400) square feet of floor area, plus one (1) space per employee on the maximum shift.

u. Shops repairing household appliances and equipment. One (1) parking space per two hundred (200) square feet of floor area, plus one (1) parking space per employee on the maximum shift.

v. Furniture and large appliance store. One (1) parking space for each five hundred (500) square feet of gross floor area, plus one (1) parking space per employee on the maximum shift.

w. Outdoor sales' areas, such as for new or used automobile, boat or trailer sales, lumber or building material yards, plant nurseries, or similar uses. One (1) parking space for each one thousand (1000) square feet of uncovered sales' area, plus one (1) parking space per employee on the maximum shift.

x. General retail sales, including department stores not located in a shopping center. One (1) parking space per two hundred (200) square feet of gross floor area, plus one (1) per employee on the maximum shift.

y. Offices. Business, governmental, and professional offices (except health care, but including counseling services). One (1) parking space shall be provided for each three hundred (300) square feet of floor area for the first eight thousand (8000) square feet of gross floor area. One (1) additional parking space shall be furnished for each seven hundred (700) square feet or fraction thereof for the next twelve thousand (12,000) square feet of total floor area and one (1) additional parking space shall be provided for each one thousand (1000) square feet, or fraction thereof, for total area in excess of twenty thousand (20,000) square feet. One (1) parking space shall also be provided for each staff member or employee on the maximum shift.

z. Cultural and community centers, such as libraries, art galleries, and museums. One (1) parking space for every three hundred (300) square feet or visitor use area, plus one (1) parking space for each employee on the maximum shift.

aa. Businesses (Not Listed Above). One (1) parking space for each staff member and employee, plus such additional parking space, as may be required by the Plan Commission for customers or users.

17. Industrial Districts and Uses, Unless Specifically Mentioned. Off-street parking spaces accessory to uses allowed in the several Industrial Districts shall be provided in accordance with the following minimum requirements.

a. For the uses listed hereunder, one (1) parking space shall be provided for every one thousand (1000) square feet of building area for every employee.

- (1) Air, motor, railroad, water freight terminals, and repair shops.
- (2) Contractors' shops and yards.
- (3) Greenhouses, wholesale.
- (4) Mail order houses.
- (5) Radio and television stations.
- (6) Sewage treatment plants - municipal.
- (7) Warehouses.

(8) Manufacturing establishments.

(9) Printing and publishing establishments.

(10) Any establishments for production, fabrication, processing, cleaning, servicing, testing, repair, or storage of materials, goods, or products.

(11) Building materials' sales' yards.

a. In the several Industrial Districts and for any industry, one (1) space for every one thousand (1000) square feet of building area or for each employee, whichever constitutes the greater number of stalls. Industries operating more than one (1) shift must have additional spaces to provide for change of personnel at shift change time.