

ARTICLE VIII. OFF-STREET PARKING AND LOADING*

Sec. 94.149. Off-street facilities required.

In all districts and in connection with every use as specified in this article or otherwise required¹, there shall be provided space for motor vehicle parking and loading in amounts specified in this article, which space shall normally be on the same premises as the use being served and be reasonably close to the premises, be intended to serve the residents, patrons, employees or operations of the use, and be demonstrably accessible and usable for such purposes.

All uses hereafter established, expanded, changed in use to create a need for ten percent (10%) greater parking capacity, reduced in size or alteration to existing surfaces shall provide off-street parking and loading space in accordance with the standards set forth in this section. Alteration means adding asphalt or concrete to a gravel parking lot or parking space or removing asphalt or concrete from a parking lot or parking space and exposing the gravel base course and repaving of such area.

- (1) *Application to existing uses.* Uses existing at the time of adoption of this chapter which do not have the required amount of parking or loading facilities shall not further reduce the facility space, and no expansion of the use that generates additional parking or loading demand shall be permitted unless space proportional to such additional demand is provided as part of the expansion.
- (2) *Application to change of use.* Whenever the existing use of a premises shall be changed to a use having greater parking or loading needs, no zoning permit shall be issued unless the applicant is providing space to meet the increased demand, or for existing uses that are nonconforming to this article, is providing a portion of that increased demand as required in subsection (1) of this section.
- (3) *Uses not enumerated.* In the case of uses not specifically listed in this article, the provisions for uses which are similar, as determined by the plan commission, shall apply.
- (4) *Off-premises parking.* In cases where the plan commission permits off-premises parking or loading facilities, the land on which the facilities are provided shall be in the same possession as the use being served, which possession may either be by deed, or by long-term lease for the duration of the use.

* **Cross References**--Traffic and vehicles, ch. 82.

- (5) *Combinations of uses.* Parking and loading facilities shall normally be determined separately for each use occupying a single premises and then totaled to arrive at the facilities required; but upon application, where the plan commission finds that peaks of use do not coincide, shared loading and parking facilities may be approved which are less than the total, as long as the commission is satisfied that adequate service will be rendered and that public facilities such as nearby streets will not be impacted.
- (6) *Computation.* Requirements based upon ratios which produce fractional results shall be rounded down if less than one-half space and rounded up if more than one-half space, to the nearest whole space. Requirements computed upon employee count shall be based upon the maximum number present at any one time.

(Ord. of 11-18-1991: Ord. of 1-20-2011)

Sec. 94.150. Parking spaces required.

(a) *Size of parking spaces.* The schedule of required parking spaces given in subsection (b) of this section refers to passenger car automobiles. (For trucks, see section 94.151.) Motorcycle, moped and bicycle spaces may be substituted with permission of the plan commission. To qualify as meeting the schedule, spaces provided for passenger cars must be at least ten feet wide and 20 feet long exclusive of access aisles, with no less than eight feet of floor-to-ceiling clearance when enclosed in a structure (see Sec. 94.153 for more parking structure restrictions). Access aisles shall be no less than 12 feet wide for parallel parking spaces, 15 feet wide for one-way 45-degree angled parking spaces, 18 feet wide for one-way 60-degree angled spaces, and 24 feet wide for one-way and two-way 90-degree angled spaces.

(b) *Off-street parking requirements.* Accessory, off-street parking shall be provided as specified in the following schedule of required car parking by use.

<i>Specific or Class of Uses</i>	<i>Minimum Required Spaces</i>	<i>Minimum Required On-site Queuing</i>	<i>Other required Off-Street Parking Standards</i>
Residential:			
Dwelling, Single-Family Detached Residence, Including Manufactured/Mobile Home	Up to three (3) bedrooms – Two (2) per dwelling. Four (4) or more bedrooms – Three (3) for each dwelling .		

Dwelling, two –family/duplex	Two (2) for each unit of which 1 must be enclosed		Plus 0.5 per unit for visitors
Dwelling, multi-family (3+ units and apartments)	Two (2) for each dwelling unit of which 1 must be enclosed		Visitor parking – One (1) space for every two (2) dwelling units.
Condominium	2.0 per unit of which 1 must be enclosed		Plus 0.5 per unit for visitors
Roominghouses, Boardinghouses, Dormitories, Clubs With Sleeping Rooms	0.5 per bedroom		
Group homes	0.25 per bed		Plus 1.0 per employee on maximum shift
Assisted living facility	One (1) for each dwelling unit.		Should units revert to general occupancy, additional spaces must be provided.
Community-based residential facility (CBRF) or community living arrangement	Up to three (3) bedrooms – Two (2) for each dwelling unit. Four (4) or more bedrooms – Three (3) for each dwelling unit.		
Rectory	1 per bedroom		
Residential care apartment complex	Up to two (2) bedrooms – One (1) for each dwelling unit Three (3) or more bedrooms – Two (2) for each dwelling unit.		Should units revert to general occupancy, additional spaces must be provided for visitor parking.
Residential units in non-residential structures	1.0 per bedroom		
Institutional:			
Child care centers/day nurseries	1.0 per employee		Plus 1.0 per 10 children

Preschools	1.0 per employee		Plus 1.0 per 10 children
Elementary Schools	2 per classroom or auditorium requirement, whichever is greater	8 vehicles	
Middle Schools	2 per classroom or auditorium requirement, whichever is greater	8 vehicles	
High Schools	2 per classroom or auditorium requirement, whichever is greater	8 vehicles	Plus 1.0 per 3 students
Special Education Schools	2 per classroom or auditorium requirement, whichever is greater	8 vehicles	
Vocational Schools	1 per classroom and 4.5 per 1,000 SF office		Plus 1.0 per 2 students
Colleges, Universities, Other Adult Schools	1.0 per employee		Plus 1 per 2 students of maximum peak hour capacity
Churches/chapels	1 per 3 seats		Plus 1 per vehicle used or stored on premises
Clubs or lodges	1 per 4 seats or 1 per 3 members, whichever is greater		
Hospitals	0.75 per bed		
Kennels	2 per 3 employees on maximum shift		Plus 1 per vehicle used or stored
Museums/galleries	2.5 per 1,000 SF gross floor area		
Nursing, Convalescent, Rest and Old Age Homes	0.75 per bed	5 vehicles on site	
Postal stations	4 per customer service station		Plus 2 per 3 employees on maximum shift; plus 1 per vehicle stored on site

Office:			
Dental offices and clinics	4.5 per 1,000 SF		
Medical office building or clinic	6.0 per 1,000 SF or 5 per doctor whichever is greater		
Office Buildings and Office Portions of Other Uses	1 space per 200 square feet of primary floor area (P.F.A.)		
Research center (non-leasable space)	3.0 spaces per 1,000 SF up to 50,000 SF		Plus 2.5 per 1,000 SF over 50,000 SF
Commercial/Retail:			
Auto agency (sales)	1.0 per 500 SF		Plus 3.0 per service bay and additional space for public display as required by the plan commission if outside display is permitted
Auto fuel station #1 (w/o service)	2 minimum		Plus 4.75 per 1,000 retail SF
Auto fuel station #2 (w service)	3 minimum		Plus 3.0 per service bay
Auto fuel station #3 (w/convenience store)	Station #1 or #2 requirements		Plus 1.0 per 200 SF
Auto fuel station (w/ car wash)	Station #1 or #2 requirements	Equal to 3 times car wash capacity	
Auto parts (tire/battery/accessories.)	4.75 per 1,000 SF		
Auto service station	3 minimum		Plus 3.0 per service bay
Barber/beauty salon	3.0 per licensed chair		
Building materials/home improvement center	4.75 per 1,000 SF		
Car wash (full service)	1.0 per 200 SF of office space	Equal to 8 times car wash capacity	Plus 1.0 per employee on largest shift
Car wash (self serve)		4.0 cars per wash stall	

Car wash (accessory)		Equal to 3 times car wash capacity	
Commercial or retail sales uses (except as herein noted)	4.75 per 1,000 SF		
Commercial vegetable and flower gardening, plant nurseries and greenhouses	2.0 per 3 employees on maximum shift		Plus 1.0 per vehicle used or stored plus 5 per 1,000 SF retail floor area
Equipment sales, service, rental or repair	1.0 per 250 SF		
Furniture store	2.5 per 1,000 SF		
General merchandise and department store <5000 SF	5 per 1,000 SF		
General merchandise and department store >=5000 SF	4.75 per 1,000 SF		
Hardware, paint, home improvement store	4 per 1,000 SF		
Laundry & dry cleaning (drop off/pick up)	4 per 1,000 SF		
Laundry (self serve)	1 per 2 washers		
Paint store	3 per 1,000 SF		
Plumbing, air conditioning & heating equipment (sales & service)	3 per 1,000 SF sales and office area stored		Plus 2 per 3 employees on maximum shift; plus 1 per vehicle stored on site
Restaurant, dine-in (quality, gourmet, supper club, family)	1 per 3 seats		Plus 2 per 3 employees on maximum shift; 10 minimum
Restaurant, dine-in, fast food (w/o drive-thru)	1 per 2 seats		Plus 2 per 3 employees on maximum shift
Restaurant, fast food (w/ drive-thru)	1 per 2 seats		Plus 2 per 3 employees on maximum shift
Shopping center (w/supermarket)	5.5 per 1,000 SF		
Shopping center (w/o supermarket)	5 per 1,000 SF		
Shopping center (3+ stores, not classified elsewhere in table)	5 per 1,000 SF		
Specialty retail center (average tenant space < 2,500 SF)	4 per 1,000 SF		

Specialty store	4 per 1,000 SF		
Supermarket, grocery	6 per 1,000 SF		
Taxidermist	2 per 1,000 SF		
Tavern, bar, cocktail lounge	1 per 2.5 seats		Plus 2 per employee on maximum shift
Truck service center and repair facility	1 per employee		Plus 2 truck spaces per each service bay
Video tape rental/sales	5.5 per 1,000 SF		
Services:			
Financial: bank (walk in only)	4.5 per 1,000 SF		
Financial: bank (drive up and walk in)	4.5 per 1,000 SF	Equal to 5 times drive up capacity	
Financial: lending agency, stockbroker	4 per 1,000 SF		
Hotels, motels	1 per sleeping unit		Plus 2 per 3 employees on maximum shift; plus 1 per vehicle used/stored
Insurance agents/brokers	4 per 1,000 SF		
Mortuaries/funeral homes	1 per 5 seats; 10 minimum		
Real estate agents/brokers	4.5 per 1,000 SF		
Veterinary clinics and hospitals	6 minimum		Plus 4 per each exam room over 1 room
Cultural/Entertainment/Recreational:			
Arcades/amusement places	5 per 1,000 SF		Plus 1 per 2 games
Athletic fields	60 per 1 facility (field, diamond); 100 per 2 facilities		
Auditoriums/meeting rooms/places for public assembly (except as noted herein)	1 per 3 seats or 1 per 50 SF floor area of assembly area where there is no fixed seating		
Bowling alleys	5 per alley/lane		
Cemeteries	2 per 3 employees on maximum shift		Plus 1 garage space per vehicle

			used or stored
Clubs/lodges, open to the public	1 per 2.5 seats		Plus 2 per 3 employees on maximum shift
Community centers and private, nonprofit recreation centers (except as noted)	4 per 1,000 SF	5 vehicles on site	Plus 1 per employee on maximum shift
Dance studio, martial arts studio	5 per 1,000 SF		
Golf/country clubs	To be determined by Plan Commission on report prepared by applicant		
Golf courses	3 per hole		Plus spaces equal to 30% total licensed seating capacity of buildings
Golf driving ranges	2 per tee		
Golf, miniature	1 per 5,000 SF lot area		
Gymnasiums	3 per 1,000 SF		
Handball/racquetball courts	3 per court		
Ice and roller rinks	5.5 per 1,000 SF		
Parks (village/county/state), playgrounds & picnic grounds	To be determined by Park and Recreation Committee		
Sports club/health club	7 per 1,000 SF		
Swimming pools	3 per 1,000 SF		Plus 1 per employee
Tennis clubs	3 per 1,000 SF		Plus 1 per 4 spectator seats
Tennis courts, outdoor	3 per court		Plus 1 per 4 spectator seats
Theater, live	1 per 50 SF		
Theater, music	1 per 50 SF		
Theater, movie (Outdoor Movie Theaters)	0.5 per seat Reservoir Lane 10 percent of viewing spaces		
Manufacturing:			
Concrete or Asphalt Batch Plant	1 per employee		1 per vehicle stored on site
Light industry	2 per 1,000 SF office/customer use		Plus 1 per 750 SF other or per

			vehicle used/stored
Manufacturing and fabrication	2 per 1,000 SF office/customer use		Plus 1 per 750 SF other or per vehicle used/stored
Plumbing, air conditioning, and heating equipment (sales, service & warehousing)	2 per 1,000 SF office/retail use		Plus 1 per 750 SF other or per vehicle used/stored
Warehousing and wholesaling	2 per 3 employees on maximum shift		Plus 1 per vehicle used/stored but no less than 1 per 2,000SF

(c) *Modification procedure.* The schedule of minimum number of off-street parking spaces required is based upon contemporary experience observed within or near the jurisdiction of this chapter or upon professional studies such as those published by property management, community planning, or traffic engineering societies. In applications for a zoning permit where it is alleged by the applicant or an affected party that the preceding standards, or a classification by the plan commission under section 94.149(3), are substantially in error, requiring either too little or too much space, a request may be filed with the commission seeking application of a differing standard. The commission in granting or denying the differing standard shall give great weight to any professionally prepared data submitted for consideration.

(Ord. of 11-18-1991; Ord. of 1-20-2011)

Sec. 94.151. Loading spaces required.

Off-street loading spaces shall be provided at the time any building or parking lot is built or structurally altered.

(a) *Uses affected.* In any commercial or industrial district, and where required by the plan commission of institutional uses, off-street truck loading and unloading space shall be provided in addition to the passenger car spaces required in section 94.150.

(b) *Street servicing prohibited.* For the uses referred to in subsection (a), the arrangement of the loading space shall not require parking upon the public street, nor backing of the trucks onto or off of the public street.

(c) *Size of loading space.* For trucks considered of in-city size such as panel trucks and vans, the space provided shall be not less than twelve feet wide and thirty feet long, and may be marked within a parking lot aisle if no other parking spaces are

blocked. For trucks considered suitable for inter-city transport, the space provided shall be no less than twelve feet wide and sixty feet long, with an overhead clearance of not less than 15 feet. For uses containing more than 3,000 square feet of floor area, the space marked shall normally be separate from any parking lot aisle or parking spaces unless delivery or pickup activities are scheduled for hours when the lot is not in use.

(d) *Determination of need.* The exact need and suitability of the space provided shall be determined by the plan commission in connection with their review of building, site and operational plans as set forth in article V of this chapter; however, as a general guideline, the applicant and the commission shall consider the following:

- (1) For commercial uses, one twelve-by-30-foot space for each 3,000 square feet of floor space.
- (2) For commercial, industrial and wholesale, one twelve-by-60-foot space for each 10,000 square feet of floor space.
- (3) For uses such as schools, stadiums, public assembly halls, bus or truck terminals, where school or other buses or trucks may be expected to wait for the opportunity to load or unload, the site plan approved by the commission shall take into account necessary queuing space.

(Ord. of 11-18-1991; Ord. of 1-20-2011)

Sec. 94.152. Driveways and highway access.

(a) *Driveway permit.* No driveway shall be installed, paved with concrete, or made larger in area without first obtaining a driveway permit. Permit fees shall be provided for in the village fee schedule.

(b) *Need to regulate.* It is determined that the number, placement and design of motor vehicle driveways connecting private property to public highways can so greatly affect the safety and capacity of arterial public streets and their intersections that it is necessary to regulate driveway connections to all public streets, including points of lateral access near the public street on private driveways that are connected to the street.

(c) *Driveway widths.* Access drives to and from off-street parking shall not be less than twelve feet wide for single- and two- family residences. The maximum width of residential single family driveways is one 24' wide for a two car garage, one 32' wide for a three car garage. The maximum width of residential two family (duplex) driveways are one 32' driveway or two 24' wide with a separation of 6' to 8'. Driveways for other uses shall not be less than 24' wide measured at the front of the sidewalk, or if none, at the road right of way line. The M-1 primary drive shall not exceed 60 feet at the front of the sidewalk or road right of way line, and all other commercial drives shall not exceed a 40-foot width at the road right of way line, except in special circumstances, such as

boulevard accesses, if approved by the plan commission, and with permission of the street right-of-way authority if other than the Village.

(d) *Driveway design and location.* In administering this article, the zoning administrator in issuing zoning permits and the plan commission in conducting reviews and approvals of building, site and operational plans under article V of this chapter shall be guided by these principles:

- (1) Generally, separate driveways from each other as much as possible.
- (2) Minimize the number of driveways (such as by subsection (d)(3) of this section).
- (3) Adjacent commercial uses share driveways and otherwise interconnect their parking and service lots to allow customer or delivery truck flow with less street use.
- (4) Keep driveways away from intersections, but line them up with median openings in divided highways.
- (5) Define driveways by curbing, landscaping, lighting and signage.
- (6) Design or restrict lateral access (turning movements) to the drive on private property near the street to prevent improper traffic flow, such as the formation of queues of traffic on the street.
- (7) Locate reservoirs for queues of traffic on private property to prevent interference with traffic entering or leaving the use.
- (8) Separate passenger car traffic from truck traffic.

(e) *Surfacing.* New driveways and parking spaces shall be paved with a minimum thickness of 3 inches of asphaltic concrete, concrete, or bituminous surfacing over a minimum thickness of 4 inches of an aggregate base material. New gravel drives and parking spaces shall be allowed in SR, RR and AG zoning districts where the driveway length exceeds 50 feet. Gravel may also be allowed in portions of commercial or industrial zoned parking lots with plan commission approval.

(f) *High traffic volume uses.* Driveways to certain high peak volume uses such as (without prejudice for lack of enumeration) motion picture theaters, financial institutions, car washes, drive-thru restaurants, motor fuel stations, sports facility parking lots, public assembly halls, shopping centers, and industries at shift change time, shall be given special scrutiny by the plan commission that the principles of subsection (d) of this section have been fully applied.

(g) Driveway approaches. All driveway approaches in the Village right-of-way connecting with any public street may only be constructed or reconstructed in conformance with the specifications on file at the office of the Director of Public Works.

(h) Driveway Culverts. This ordinance applies to all driveway culverts within Village Right-of-Way. It does not apply to culverts installed on private property. Driveway culverts within the Village Right-of-Way are the responsibility of the owner of the driveway.

- 1) Culvert to be installed. No driveway shall be constructed or maintained connecting with any street or alley unless a suitable culvert is first installed across the ditch of the street or alley where necessary for the public welfare as determined by the Department of Public Works. Such culverts shall be constructed of corrugated metal, High Density Polyethylene (HDPE) or reinforced concrete pipe. The culverts shall have a cross section of not less than that of a twelve-inch pipe. The size and length of the culvert shall be as required by the Department of Public Works. All specifications for culvert installations shall be obtained from the Department of Public Works prior to construction.

Where culverts are installed by an outside contractor, culvert inspections will be conducted by the Department of Public Works upon completion. A 24 hour notice is required prior to any inspection.

- 2) Fee. Upon initial installation only, the owner or his/her agent shall pay a fee as determined by a schedule filed with the Village Clerk. This fee is nonrefundable and intended to cover Village processing, surveying, and inspection costs. Revisions to the fee schedule shall be made as determined by the Village Board.
- 3) Existing Driveways. Driveway culverts may be replaced by the Village of Weston but only as set forth hereunder.
 - a. In the case of a Village initiated project for the purpose of improving or maintaining drainage, the Village may elect to reset or replace a driveway culvert or culverts at their discretion.
 - b. Where the public welfare requires a culvert, the adjustment or replacement of a defective culvert for an existing driveway, the Village shall complete such work or installation. The property owner shall be responsible for the cost of any materials incorporated in the work including but not limited to: culvert materials, pavement materials, backfill material (sand, aggregates) etc. The Village may at its discretion include the cost of labor and equipment. In no event will the Village replace features added by the property owner that are aesthetic in nature, or impede drainage.

- c. Prior to such work, the Department of Public Works, or their designee shall notify in writing the property owner maintaining the driveway across any ditch in any street or alley that the culvert will be installed or adjusted by the Village at the expense of the abutting property. Within 10 days from the date of the notice, the owner of the abutting property may appeal from the order of the Department of Public Works, otherwise the order shall become conclusive and the cost thereof charged to the abutting property.
 - d. If the cost is not paid to the Village on or before November 1, the same shall be entered as a special charge against the property. The cost of the culvert replacement, if supplied by the Village, shall be paid to the Village. If the Village Board decides the appeal in favor of the property owner, the cost shall be borne by the Village
- 4) Concrete surfacing of private driveways. If concrete surfacing is installed on a private driveway closer than three feet from the property owner's side of the drainage culvert installed on the drive adjacent to such street and it shall become necessary that the Village maintain, repair or replace such culvert so that removal of a portion of the concrete surface of the driveway is necessary, the property owner shall bear any and all expense for the removal of the concrete surface driveway above the culvert upon the request of the Village. In addition, the property owner shall, when installing concrete surfacing on a private driveway, cause to be placed in such concrete surfacing expansion joints the thickness of the concrete to facilitate the removal of such concrete, each joint located on either side of the culvert.
 - (i) Financial guaranty required.
 - 1) All applications for a building permit for a vacant parcel or a parcel upon which a driveway is to be constructed shall include, in addition to the fee specified for such permit a cash deposit or bond in an amount to be determined by the Village Board to ensure the proper restoration of the roadside ditch, repair of curb and gutter sections adjacent to the parcel, the proper installation of the curb stop in areas which are served by the public water supply, and that proper erosion control measures are implemented. The fees mentioned in this section will be kept on file in the office of the Village Clerk and may be amended by the Village Board as necessary.
 - 2) The cash deposit or bond shall be held by the Village for 18 months from the date of the permit. At any time within such period, the property owner may request a return of the financial guaranty. When such request is made, the Director of Public Works or his/her designee shall make an inspection of the premises. If the ditch and curb and gutter have been properly restored and if the curb stop has been properly installed, such financial guaranty shall be returned to the owner.

- 3) If any required work has, in the opinion of the Director of Public Works or his/her designee, not been properly done, such work shall be completed by the Village or its agent. The cost of such work shall be taken from the financial guaranty and the balance thereof, if any, returned to the owner. If such financial guaranty is insufficient, the owner shall pay to the Village such additional amount upon submission of a statement therefor.
- 4) In lieu of the cash deposit or bond required under 1) above, the property owner may sign an affidavit agreeing to the imposition of special charge for current services under §66.0627, Stats., to provide for the recovery of any costs incurred by the Village in accomplishing any work for which the security is required as described in 1) above or to correct any deficiencies for work that is not satisfactorily completed by the property owner as described in 3) above. Billing and repayment terms shall be as specified in the affidavit.

(Ord. of 11-18-1991; Ord of 12-6-99, Ord of 1-22-2009, § 1; Ord. of 1-20-2011; Ord. of 5-19-2011)

Sec. 94.153. Commercial, industrial and multi-family parking lot requirements.

(a) Location and paving.

- (1) All parking in commercial, industrial or multi-family zoning districts shall be on all-weather paved parking lots, which lots are set back from property lines, except where they are interconnected across property lines, to allow space for landscaped areas and screening made up of fences, landscaping, or combination of the two. Curb and gutter, meeting village specifications, shall be used in the construction of all new parking lots. Mountable curbing may be used on portions of the parking lot in areas where snow will be stored with plan commission approval.
- (2) Paving shall consist of concrete, blacktop, patio block or paver brick, which surfaces shall be maintained to keep them from deterioration, which affects drainage flow, creates erosion or generates dust. The paving of new lots may be delayed for up to one winter season to allow for settlement of underlying soil and aggregate materials, if approved by the plan commission. Gravel may be used on a portion of the parking lot with plan commission approval.
- (3) Landscaped areas around parking lots and along residential drives measured to the property line shall be no less in width than the smallest side or rear yard space required by the zoning district for accessory structures, but in no case less than three feet. For the purposes of this regulation, perimeter driveways and queuing or service lanes shall be

considered parking lots and subject to providing a landscaped area, and screening as set forth in subsection (b) of this section.

(b) *Screening.*

- (1) Within the landscape area defined in subsection (a)(4) for all uses other than single- and two-family residence drives, there shall be provided continuous screening to a height of no less than three feet (unless restricted to 2 1/2 feet in vision corners by section 94.125(b)(6), which screening shall consist primarily of landscaping such as hedges, shrubs, mounded flower beds, and trees, but may also include fences in combination with landscaping.
- (2) Uses which utilize outdoor display of products sold on the premises such as auto sales shall not be exempt from this requirement, but the plan commission may along the street property line permit groupings of the screening to allow for corridors of less obstructed view of the product.

(c) *Control of lighting.* Lighting established for the purpose of illuminating off-street parking and loading lots and areas shall utilize lighting fixtures whose hood, lens or combination of the two allow no direct beams of light from the fixture to be seen from off the property.

(d) *Parking Structure Design Standards.* Parking structures, including underground or subterranean structures, shall require site plan approval per Article V of this chapter and shall be designed to meet the following standards and guidelines:

- (1) *Minimum Driveway Width.* Any driveway providing access to a parking structure shall have a minimum width of twenty-eight (28) feet. If a toll or fee booth is located in the driveway area, the driveways on either side of the booth shall have a minimum width of fourteen (14) feet. A sidewalk with a minimum width of six (6) feet shall be provided adjacent to the entrance driveway.
- (2) *Maximum Parking Aisle Length.* Three hundred (300) feet shall be the maximum length of a parking aisle without being intersected by another parking aisle or driveway.
- (3) *Location of Support Columns.* The edge of structure support columns shall be located a minimum of two (2) feet and a maximum of four (4) feet from the parking aisle and shall not be located within the area of a parking stall.
- (4) *Increase in Parking Stall Width.* When the side of any parking stall abuts a building, fence, wall, support column or other obstruction which would interfere in any way with access to a motor vehicle, the width of the stall shall be increased to at least eleven (11) feet.

- (5) *Internal Circulation.* Where possible, the internal circulation of vehicles in a parking structure shall be designed to flow in a counter-clockwise direction.
- (6) *Minimum Floor Heights.* The minimum height from the floor to the lowest ceiling structure, support beam, or overhead fixture, such as a conduit, pipeline, signage, lighting, or any other obstruction mounted on the ceiling shall be:
- a. Eight (8) feet two (2) inches for areas providing access to handicap parking; or
 - b. Eight (8) feet for all other parking areas; or
 - c. As determined by the Director of Public Works for areas providing access to loading areas.
- (7) *Parking Structure Setbacks.* The setbacks for the exterior walls of any underground or subterranean parking structure shall not encroach into the minimum above grade building setbacks unless approved through the site plan approval process pursuant to Article V. In no case may the setback for an underground or subterranean parking structure be less than three (3) feet.

All underground or subterranean parking structures permitted by the site plan approval process (Article V) to have lesser setbacks than the minimum above grade building setback shall be designed to have adequate soil depth above the parking structure to ensure healthy tree and landscape growth based on the evaluation and recommendation of a licensed landscape architect.

Where an underground or subterranean parking structure is proposed in an area with sensitive or unstable soils, the minimum setback of the parking structure shall be based on the evaluation and recommendations of a licensed geotechnical engineer.

- (8) *Integral Design.* Parking structures should be designed as an integral component of the coordinated site plan and architectural theme.
- (9) *Interior Treatment.* The interior treatment of a parking structure shall be of a light color. The treatment shall include a coordinated interior sign program designed to identify parking levels and locate stairwells, elevators, phones, exits and other interior features. Parking structures shall have an attractive interior treatment.
- (10) *Parking Floor and Ramp Grades.* The parking areas of sloped floor parking structures shall not exceed a grade of five (5) percent as measured across the width of a 90 degree parking stall. The grade of a straight internal ramp shall not exceed fifteen (15) percent. The grade of a circular ramp shall not exceed twelve (12) percent as measured at the outside ramp wall.
- (11) *Ramp Transitions.* All ramps shall be provided with transition zones at the top and bottom of the ramp. Ramps with a grade of ten (10) percent or less

shall have a transition zone at least eight (8) feet in length. Ramps with a grade of greater than ten (10) percent shall have transition zones at least twelve feet twelve (12) feet in length. The grade of a transition zone shall not exceed 1/2 the grade of the ramp it serves.

- (12) *Ramp Widths.* A straight one-way ramp shall be at least fourteen (14) feet in width. A two-way ramp shall be at least twenty-four (24) feet in width. The minimum outside wall radius of a circular ramp shall be thirty-six (36) feet.
- (13) *Elevators.* Parking structures of three stories or more shall incorporate at least two passenger elevators. Additional elevators are required for a structure accommodating 500 or more parking stalls subject to approval by the plan commission.
- (14) *Lighting.* Adequate lighting shall be provided for all parking structures in accordance with the following provisions:

Areas:	Required Lighting:
Entrances and Exits	50 footcandles
Stairways	20—50 footcandles
Cashiering/Security Areas	20 footcandles
Travel Lanes and Ramps	10 footcandles
Elevators	10 footcandles
Parking Areas	3—5 footcandles

(15) *Mirrors for Sight Distance.* Blind corners shall be provided with viewing mirrors maintained in a position and condition to provide adequate sight distance.

(Ord. of 11-18-1991; Ord. of 10-26-04; Ord. of 1-20-2011)

Sec. 94.154. Private residential parking.

(a) *Occupant and guest parking.* Open parking of cars accessory to a residence use shall be limited to those actually used by the residents, or for temporary parking of guests, except as provided in subsection (c) of this section. Inoperable or unlicensed motor vehicles may not be kept on a residential lot unless parked in a garage.

(b) *Location and paving.* Single- and two-family residence parking of motor vehicles and motor homes will be on the driveway, garage apron, or similar all-weather paved surface such as concrete, blacktop, patio block, or paver brick, directly adjacent to the driveway or garage but not to infringe on required setbacks, and not on the lawn or other landscaped open space not designed for parking. The all-weather surface used

should be maintained in good condition, free of weeds and grass. Recreational vehicles may be parked alongside the driveway or garage, on grassy areas, as long as not to infringe on required setbacks. If recreational vehicles are parked on the grass, the grass must be maintained and free of weeds and tall grass. As used in this section, “recreational vehicle” means a camper, travel trailer, or similar vehicle without motive power, designed for human habitation for recreational or emergency occupancy. A recreational vehicle also includes a boat, other watercraft, snowmobile, off-road vehicle that cannot legally be driven on public streets, and other similar types of vehicles. A trailer, whether open or enclosed, used to carry or tow property such as animals, boats or other watercraft, including canoes and kayaks 19ft or longer, snowmobiles, off-road vehicles, or other similar vehicles are also recreational vehicles. Where multiple recreational vehicles are on or attached to such a trailer, they shall together be considered one recreational vehicle. All motor vehicles and recreational vehicles must be operable, have current registration, and be in good repair to be parked outside the garage. No more than two recreational vehicles may be parked outside, per residence, on a residential lot in zoning districts R-1, R-2, R-3, R-4, and RTF. For example, in the R-1 Zoning District, a recreational vehicle parked next to the garage, must be eight feet from the property line (see side yard setback Sec. 94.174 Zoning district numerical regulations). No more than three recreational vehicles per residence can be kept outside on a residential lot in the RE zoning district. No more than four recreational vehicles per residence can be kept outside on a residential lot in the SR and RR zoning districts. Inoperable or unlicensed motor or recreational vehicles may not be kept on a residential lot unless parked in a garage. Recreational and motor vehicles may not overhang along public sidewalks, designated bicycle paths or rights-of-way.

(c) *Garages.* Garages accessory to a residence in a nonagricultural district (SR, RE, RTF, R-1, R-2, R-3, R-4 and R5) shall conform to the following:

- (1) No more than one private detached garage structure shall be permitted on a lot in addition to one attached garage.
- (2) Vehicular storage space for not more than one vehicle may be rented to persons not resident on the lot, such space being defined as not more than 300 square feet, except that a maximum of two rental spaces may be permitted where they are the only spaces provided on the lot.
- (3) No private garage in a residential district shall be used for businesses purposes, such as carrying on of any general warehousing, metal working, woodworking, masonry, carpentry, auto body repair, contracting or repair business except as a permitted accessory use for a home occupation or approved residential business.
- (4) No detached private garage shall have a floor area greater than the following:
 - a. In RTF, R1, R-2, R-3, R-4 and R-5 Districts the floor area is limited to a maximum of 60% of the dwelling unit’s foot print (excluding attached

garage). The detached garage must architecturally match the principal building in color, building materials and style.

- b. In RE and SR Districts the floor area is limited to a maximum of 60% of the dwelling unit's footprint (excluding attached garage) or a maximum of 100% of the floor area of the dwelling unit's footprint (excluding garage) if the detached garage architecturally matches the principal building and is of the same color, building materials and style of the principal structure.
 - c. In RR and AG Districts detached garages for non-agricultural uses are limited to a maximum of 60% of the dwelling unit's footprint (excluding attached garage) or a maximum of 150% of the floor area of the dwelling unit's footprint (excluding garage) if the detached garage architecturally matches the principal building and is of the same color, building materials and style of the principal structure. Detached garages with agricultural uses are not limited in size by the principal buildings footprint or restricted by architectural features or building materials.
- (5) No detached private garage shall be erected, structurally altered or relocated so that any roofed portion of the garage is closer than ten feet to the principal building on the lot. If fire rated construction is used per Comm. 21.08, the detached garage may be as close as five feet to the principal building on the lot.
- (6) No private attached garage in a residential district shall have a floor area providing for more than three parking spaces; except that the plan commission, upon review of building and site plans, may permit a larger garage where the garage would not appear to dominate the residence or otherwise detract from the basic residential character.
- (7) Private detached garage walls must be totally enclosed and the roof pitch must be 4/12 or greater. Roof snow load must be 40 pounds per square foot minimum. Siding must match home as closely as possible in color and materials used. Setbacks must comply with Sec. 94.174 Zoning district numerical regulations regardless of zoning district of property. Sidewalls must not exceed 10 feet in R-1, R-2, R-3, R-4, R-5 and RTF zoning districts.

(Ord. of 11-18-1991, Ord. of 3-15-04, Ord. of 3-22-07, Ord. of 5-27-08, Ord. of 2-22-10; Ord. of 1-20-2011)

Sec. 94.155. Parking of trucks and motor homes.

Commercial and recreational parking regulated. No truck, semitractor, trailer, motor home, including boats, shall be parked outdoors or regularly on a lot in any district except where permitted as a use in commercial, industrial or agricultural districts unless:

- (1) The vehicle or equipment is owned or used by occupants on the premises, and is not used for habitation on the premises.

- (2) There shall be no parking of semitrailers in any residential district. Motor homes and semitractors may be parked in residential districts, but only in the side yard or rear yard, and only if the vehicle is screened in accordance with the provisions of section 94.153(b). Motor homes and semi-tractors should be totally contained on the property and may not overhang along public sidewalks, designated bicycle paths or rights-of-way. Semi-tractors may not be left running on a property for more than 10 minutes.

(Ord. of 11-18-1991; Ord. of 3-22-1993(2), § 1; Ord. of 10-26-04)