

## **(6) Parking Standards**

### **(A) COMMERCIAL OFF-STREET PARKING REQUIRED - (Ord. 1691**

- i) Off-Street On-Site Parking shall be required in District 11. The number of parking spaces required shall be the number of spaces as determined by the criterion set forth in Section 6.065 (3)(a) of the Municipal Code and subject to the adjustment provisions as set forth in Section 16.099 (6)(A)(v). In the case of uses that are not specified in Section 16.099 (6)(A), the number of spaces specified for similar uses shall apply.
- (ii) The requirements of this Section are applicable in the following instances:
  - (1) A new building is being erected,
  - (2) A building is being remodeled or altered externally or internally, which results in an increase in the demand for parking as determined by Section 6.065 (3)(a).
  - (3) A new conditional use is applied for.
  - (4) A land parcel is being created or changed.
- (iii) Parking spaces for the physically disabled shall meet the requirements of Section 346.50, 346.503 and 346.505 of the Wisconsin Statutes.
- (iv) The criterion for determining parking requirements shall be based upon the proposed uses. In the event of interior remodeling or alteration where the proposed use is not definitely known, the last previous use will be deemed to be the new use. In the event of a new building or exterior remodeling or alteration where the proposed use is not definitely known, the use will be presumed to be that with the greatest parking requirements.

Section 16.099 (6)(v)

#### (v) Adjustments to required parking.

The purpose of this section is to allow adjustments to the minimum number of parking spaces required to avoid constructing unneeded and excessive off-street parking facilities. Reducing the amount of excess off-street parking facilities is intended to provide for more cost-efficient site development, to eliminate constructing more impervious surface than necessary, to minimize storm water runoff, to avoid construction of unnecessarily large storm water facilities, and to provide more

landscape areas and open space on commercial sites. To achieve these purposes, the Plan Commission may reduce the minimum number of required off-street parking spaces in specific cases as described in this section. Sections a through d below are the factors that shall be used as a basis to adjust parking requirements in District 11:

- a) Historical conditions. If the Plan Commission determines that the amount of existing on-site parking is adequate for the current use given historical conditions, the additional parking requirement for a new or expanded use may be only the difference between the requirements for the existing and the new or expanded use.
- b) Evidence that actual parking demands will be less than code requirements. The petitioner shall submit written documentation to the satisfaction of the Plan Commission that the use will require less parking than code requirements.
- c) Availability of shared or off-site parking. The petitioner shall submit written documentation to the satisfaction of the Plan Commission that shared or off-street parking spaces are available to satisfy the parking demand. Acceptable written documentation includes contracts, joint lease agreements, purchase agreements or other documentation that shows such shared or off-site parking can be accomplished, and cannot be eliminated or reduced without the Village's approval for such period of time deemed appropriate by the Plan Commission.
- d) Use of alternative transportation. The Plan Commission may reduce parking requirements upon demonstration that effective alternative transportation to the automobile will occur. Alternative may include, but is not limited to, bus transit, walking, car pool/ride sharing and bicycling.

Section 16.099 (B)

**(B) RESIDENTIAL OFF-STREET PARKING REQUIRED**

Parking space for not less than one and a half automobiles for each residential unit in any apartment building, condominium building or combination building shall be provided in a detached building, parking area, or basement garage, plus one space per 10 units for guest parking. Such parking shall either be on-site or in reasonable proximity as determined by the Plan Commission.

A detached building, parking area or any combination thereof shall

occupy not to exceed fifty (50) percent of the actual rear yard area and shall have side and rear setbacks of not less than three feet except where the detached building is adjacent to an alley, in which case the rear setback shall be not less than five feet. Such detached building shall not exceed twelve (12) feet in height.

**(7) Miscellaneous Provisions**

A. Special Exceptions

The requirements of this section are subject to the special exception procedures established in section 16.20 (3) of the Zoning Code.

B. Display of goods between setback lines prohibited

In District 11 it shall be unlawful to place or expose for sale any goods, merchandise or advertising matter anywhere between the setback lines on each side of the street.