

ORDINANCE NO. 13-03

AN ORDINANCE REPEALING AND RECREATING SECTIONS 22.09(C), 22.09(D), 22.09(E), 22.09(G), 22.09(H), TRAFFIC PARKING AND ACCESS, SECTION 22.054(C) I-1 INSTITUTIONAL DISTRICT, SECTION 22.055(C) C-1 CONSERVANCY DISTRICT, SECTION 22.056(C) B-1 NEIGHBORHOOD BUSINESS DISTRICT, SECTION 22.059(C) B-3 HIGHWAY BUSINESS TRANSITION DISTRICT, SECTION 22.0510(C) M-1 HEAVY COMMERCIAL & LIGHT MANUFACTURING DISTRICT, AND SECTION 22.0513(C) M-4 APPLIED TECHNOLOGY DISTRICT.

The Common Council of the City of Platteville do ordain as follows:

Section 1. Section 22.09(C) is hereby repealed and recreated as follows:

(C) **GENERAL PARKING REQUIREMENTS.** In all districts and in connection with every use, 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:

- (1) Adequate access to an improved public street shall be provided for each parking space and driveways shall be at least ten (10) feet wide for one and two-family dwellings and a minimum of sixteen (16) feet wide for all other uses.
- (2) Except for one- and two-family dwellings, all parking spaces shall be designed so that each space can be safely accessed without moving any other vehicle.
- (3) Dimensions.
 - (a) Parking spaces: The size of each parking space shall be nine (9) feet wide by eighteen (18) feet deep, except parallel parking spaces which shall be nine (9) feet by twenty two (22) feet.
 - (b) Aisles: Traffic aisles which provide direct access to parking spaces shall be dimensioned as follows:

Angle of Spaces	Aisle Width
90 ^o	24 feet
60 ^o	18 feet
45 ^o	13 feet
30 ^o	12 feet
Parallel	15 feet (1-way); 24 feet (2-way)

All two-way traffic aisles shall be a minimum of twenty four (24) feet wide. One-way traffic aisles, when not providing direct access to parking spaces, shall be a minimum of fifteen (15) feet wide. See Plate 2 for illustrations.

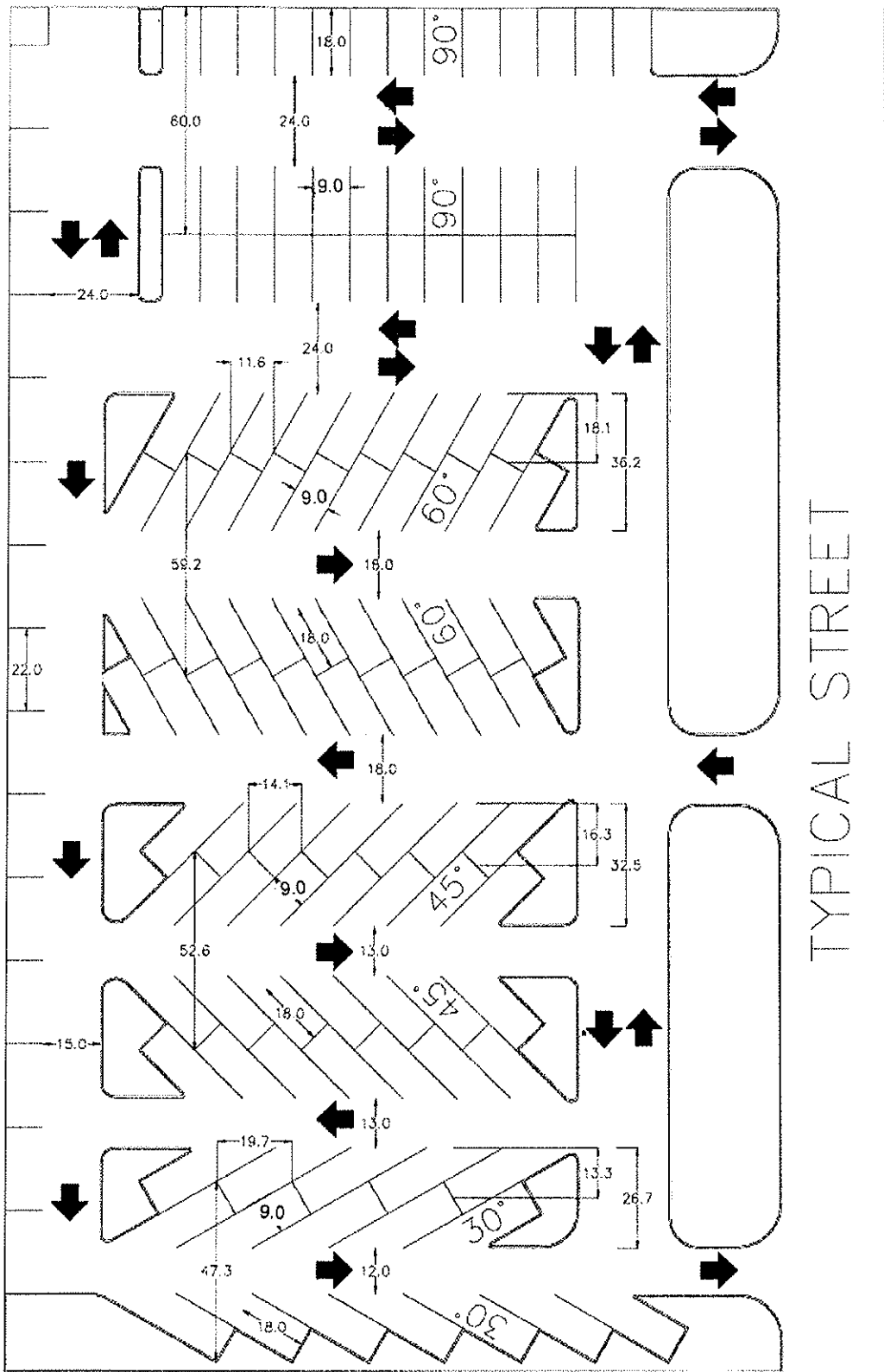


Plate 2

FOR ILLUSTRATIVE PURPOSES ONLY. See text for requirements

- (c) Handicapped-Accessible spaces. When required, handicapped-accessible parking spaces and accesses shall be dimensioned in accordance with the Wisconsin Administrative Code, as amended.
- (4) Surfacing.
- (a) All off-street parking areas and driveways shall have an improved surface consisting of a hard surface of bituminous paving over a base course, Portland cement concrete, seal coating, or a brick, paver or block design laid over a base with adequate load bearing capacity.
 - (b) A reasonable time shall be allowed for compaction of new parking lots constructed on fill, but not to exceed six (6) months.
 - (c) All off-street parking areas shall be graded and surfaced with a hard surface, properly drained. Such properties with parking area(s) for five (5) or more vehicles shall have aisles and spaces clearly marked. Hard surfaced parking areas shall be maintained to remain dust free and generally smooth, and parking space and aisle markings shall be maintained to be clearly discernible.
- (5) Landscaping. A headlight screen, with an initial height adequate to screen automobile headlights, shall be required for properties and uses in non-residential districts, under the following circumstances:
- (a) Whenever a parking space which is angled 45 degrees or greater is located within twenty (20) feet of a right-of-way line and is across the right-of-way from any residential use, a headlight screen of dense shrubbery or similar landscape screening shall be planted between said parking spaces and the right-of-way line.
 - (b) Whenever a parking space which is angled 45 degrees or greater is located within ten (10) feet of a lot line which is adjacent to a one- or two-family principal structure, provided that said principal structure is within fifty (50) feet of the parking space and that the structure is in direct line of the headlights of a vehicle parked within the space, a headlight screen consisting of a fence, a hedge, or similar screening shall be located between the parking spaces and the property line.
- (6) Whenever a parking area is adjacent to or near a property line, curbs, landscaping, or other barriers shall be installed so as to prevent parked vehicles from extending over any lot line.
- (7) Joint Use. The Zoning Administrator may approve joint use of parking facilities for two or more uses or activities only under the following conditions:
- (a) The uses utilizing the parking facility must operate at different times of the day, so that there is no conflict in the use of the parking area.
 - (b) The main entrance of any use which utilizes the parking facility may be no more than three hundred (300) feet from the nearest driveway of the parking facility.

- (c) All parties to the joint use, including the owner(s) of the parking facility, must sign an agreement which allows for the joint use and outlines the hours of operation of the various uses of the facility, subject to review and approval by the Zoning Administrator.
 - (d) The Zoning Administrator and the City Engineer must find that the joint use will not result in any increased congestion in the public streets and will not otherwise violate the intent of this Section.
- (8) Zoning of Parking Areas. Except for parking areas allowed as a Specified Use in the B-2 District, as a Conditional Use in other designated districts, and approved joint use parking areas, all parking areas shall be in the same or less restrictive zoning district as the use that the parking area serves.

Section 2. Section 22.09(D) is hereby repealed and recreated as follows:

(D) DRIVEWAYS

- (1) Openings for vehicular ingress and egress shall not exceed twenty four (24) feet at the property line and thirty (30) feet at the roadway unless prior approval is granted by the Department of Public Works.

Section 3. Section 22.09(E) is hereby repealed and recreated as follows:

(E) LOCATION OF PARKING AREAS; USE OF YARDS

- (1) Except for approved joint use parking areas, the location of required parking spaces shall be on the same lot or contiguous parcel of land as the specified use.
- (2) No parking stall or driveway, except in residential districts, shall be closer than twenty five (25) feet to a residential district lot line unless it has been approved by the Zoning Administrator or Plan Commission. Natural topographic barriers, privacy fencing, shrubbery or similar devices may be utilized to waive or vary these requirements.
- (3) Except for one- and two-family dwellings, parking areas may be located on any required yard, subject to buffer and setback requirements as enumerated elsewhere in this Section. All vehicles must be parked on an improved surface as described above. Except as provided below, no vehicles of any kind may be parked on lawns or landscaped areas.
- (4) For one- and two-family dwellings, yard setback areas as required by this Ordinance may be used for parking, subject to the following requirements:
 - (a) No more than twenty five (25%) percent of the area of the street yard may be used for parking; however, a driveway of up twenty (20) feet wide is permitted regardless of street yard area. The Zoning Administrator may waive or vary this requirement for unique situations, such as extra wide lots, location of existing landscaping features, location of existing curb cuts, or spacing of drives as required by the City Engineer.

- (b) Vehicles may only be parked on an improved parking surface as described above. Parking on lawn areas is prohibited; however, short term parking for the purpose of moving into a home, etc., is permitted for a period not to exceed 48 hours. Notwithstanding the above, recreational vehicles, boats, campers/trailers and similar vehicles which are parked for long-term seasonal storage may be parked on lawn areas, provided that such storage is in the rear yard or side yards only.

Section 4. Section 22.09(G) is hereby repealed and recreated as follows:

(G) NUMBER OF PARKING SPACES REQUIRED

- (1) Whenever "floor area" is used for the purpose of determining the number of parking spaces required for a use, only those areas within a use which generate parking demand need be counted as "floor area". Stairwells, mechanical rooms, unfinished attic and basement areas, closets, etc., are generally not counted as floor area for this purpose.
- (2) Whenever determination of required parking spaces is dependent on occupancy, such as the number of employees, etc., the number used shall be based on the period of maximum occupancy.
- (3) When calculating the required number of spaces, any fractional result of 0.25 or more shall be rounded up to the next whole number.
- (4) Each use, except as described otherwise in Section H, shall provide parking spaces in accordance with the following schedule:
 - (a) Automobile repair garages, service garages, and gas stations – One (1) space for each 300 square feet of floor area.
 - (b) Bowling alleys – Four (4) spaces for each alley.
 - (c) Churches, auditoriums and theaters used for live performances, community centers, and other places of public assembly – One (1) space for each five (5) seats.
 - (d) Cinemas and movie theaters – One (1) space for each six (6) seats.
 - (e) Colleges, secondary and elementary schools – One (1) space for each two (2) employees plus one (1) space for each four (4) students of 16 years of age or more.
 - (f) Financial institutions; business, government, and professional offices – One (1) space for each 400 square feet of floor area.
 - (g) Funeral homes – Twenty (20) spaces for each viewing room.
 - (h) Hospitals, sanitariums, institutions, rest and nursing homes – One (1) space for each three (3) beds plus one (1) space for each three (3) employees plus one (1) space for each physician.

- (i) Hotels, motels – 1.25 stalls for each guest room.
- (j) Manufacturing and processing plants (including meat and food processing plants), laboratories and warehouses – One (1) space for each 2,000 square feet of principal building area or one (1) space for each two (2) employees on maximum shift, whichever is greater.
- (k) Medical and dental clinics – One (1) space for each 300 square feet of floor area.
- (l) Motor vehicle sales (new and used) – One (1) space for each 800 square feet of floor area used plus 300 square feet of outdoor display area for each motor vehicle to be displayed.
- (m) Two-family and Multi-family dwellings:
 - a. Efficiency units – One (1) space per unit.
 - b. One-bedroom units – One (1) space per unit.
 - c. Two or more bedroom units – 0.75 spaces per bedroom, per unit.
- (n) Repair shops – One (1) space for each 300 square feet of floor area.
- (o) Retail and service stores – One (1) space for each 300 square feet of floor area.
- (p) Restaurants, bars, places of entertainment – One (1) space for each 200 square feet of floor area plus one (1) space for each two (2) employees.
- (q) Retirement homes, elderly housing, congregate housing, orphanages, convents, and monasteries – One (1) space per 1,000 feet of principal floor area.
- (r) Rooming and boarding houses, fraternity and sorority houses, and rectories – One (1) space for each of seventy five percent (75%) of the number of beds contained therein.
- (s) Single-family homes – Two (2) spaces.
- (t) Uses not listed. In the case of structures or uses not mentioned, the provision for a use which is similar shall apply.
- (u) Combinations of any of the above uses shall provide the total of the number of stalls required for each use.

Section 5. Section 22.09(H) is hereby repealed and recreated as follows:

(H) DOWNTOWN PARKING

- (1) The following requirements shall apply to parking in the B-2 Central Business District.
 - (a) Except as provided below, parking stalls are not required to be provided for uses in existing buildings in the B-2 Central Business District, but when they are provided they shall conform to the requirements of size, access, surfacing and barriers, but not number of stalls as specified above.
 - (b) Uses in new buildings, additions to existing buildings, and reconstruction of buildings that increases the square footage of the building area on the property shall provide parking spaces only for the increased floor area at seventy five percent (75%) of the amount as enumerated in Section 22.09(G).
 - (c) Whenever the interior remodeling or renovation of existing buildings adds additional dwelling units, parking spaces shall be provided for these new units at seventy five percent (75%) of the amount as enumerated in Section 22.09(G).
- (2) The following requirements shall apply to parking in the CBT Central Business Transition District.
 - (a) Uses on all properties within the CBT District shall provide seventy five percent (75%) of the required number of spaces as enumerated in Section 22.09(G).
- (3) The parking spaces as required in sections (1) and (2) above may be provided off-site, if the following requirements are met:
 - (a) Parking spaces shall be located not more than one thousand three hundred twenty feet (1,320') from the property line of the use being served.
 - (b) The availability of the off-site parking spaces shall be evidenced by a written agreement between the owner of the land on which the parking is located, and the owner of the use that requires the parking. This written agreement shall be in the form of a lease, contract, easement or similar instrument, and shall be for a minimum duration of one year. The written agreement shall be recorded with the Grant County Register of Deeds and a copy provided to the City.
 - (c) If the owner of a building or use no longer has the right to maintain or use off-site parking spaces on a separate parcel, the owner of a building or use shall accommodate all required off-street parking spaces on the site of the building or use, obtain a variance, or obtain a new off-site parking agreement in accordance with this chapter. If the owner is unable to accommodate the off-street parking spaces, is unable to obtain a variance, or is unable to arrange a new off-site parking agreement, then the owner of a building or use shall pay a per parking space fee to the City as provided in Section (4) below.
- (4) In lieu of providing the parking spaces as required in sections (1) and (2) above, a per parking space fee may be paid to the City, in an amount as established from time to time by the Common Council. The fee shall be paid at the time the building permit is issued for the project that results in the need for parking, or at the time an off-site parking agreement

expires. Said fee shall be used by the City to provide parking improvements in the downtown area.

Section 6. Section 22.054(C) is hereby repealed and recreated as follows:

22.054 I-1 INSTITUTIONAL DISTRICT.

(C) CONDITIONAL USES.

- (1) Utilities.
- (2) Public passenger transportation terminals.
- (3) Bed and Breakfast establishments, subject to the specific standards in Section 22.06.
- (4) Communications towers which are not co-located on an existing tower or structure, or when co-located on an essential service structure, exceed the height of that structure.
- (5) Leasing of parking lots or parking spaces for uses not associated with the property.
- (6) Unclassified compatible uses.

Section 7. Section 22.055(C) is hereby repealed and recreated as follows:

22.055 C-1 CONSERVANCY DISTRICT.

(C) CONDITIONAL USES.

- (1) Garages and storage buildings accessory to an existing specified use.
- (2) General farm buildings.
- (3) Non-habitable park or recreation structures.
- (4) Leasing of parking lots or parking spaces for uses not associated with the property.
- (5) Unclassified compatible uses.

Section 8. Section 22.056(C) is hereby repealed and recreated as follows:

22.056 B-1 NEIGHBORHOOD BUSINESS DISTRICT.

(C) CONDITIONAL USES.

- (1) Government and cultural uses.
- (2) Utilities.

- (3) Public passenger transportation terminals.
- (4) Funeral homes.
- (5) Health and recreation clubs; spas.
- (6) Convenience stores.
- (7) Bed and Breakfast establishments, subject to the specific standards in Section 22.06.
- (8) Leasing of parking lots or parking spaces for uses not associated with the property.
- (9) Unclassified compatible uses.

Section 9. Section 22.059(C) is hereby repealed and recreated as follows:

22.059 B-3 HIGHWAY BUSINESS DISTRICT.

(C) CONDITIONAL USES.

- (1) Those conditional uses in the B-1 and B-2 Districts.
- (2) Farm machinery and equipment sales and service.
- (3) Food locker plants.
- (4) Wholesaling and warehousing.
- (5) Lumber yards.
- (6) Veterinary clinics.
- (7) Leasing of parking lots or parking spaces for uses not associated with the property.
- (8) Unclassified compatible uses.

Section 10. Section 22.0510(C) is hereby repealed and recreated as follows:

22.0510 M-1 HEAVY COMMERCIAL AND LIGHT MANUFACTURING DISTRICT.

(C) CONDITIONAL USES.

- (1) Recycling of cans, paper, plastics or glass within a building.
- (2) Public passenger transportation terminals.
- (3) Leasing of parking lots or parking spaces for uses not associated with the property.

- (4) Unclassified compatible uses.

Section 11. Section 22.0513(C) is hereby repealed and recreated as follows:

22.0513 M-4 APPLIED TECHNOLOGY DISTRICT.

(C) CONDITIONAL USES.

- (1) Business Incubators which are primarily oriented to start up manufacturing, distribution, research, software design, process control or other similar uses to the specified uses of the M-4 District.
- (2) Child Care Centers.
- (3) Professional education or training centers.
- (4) Leasing of parking lots or parking spaces for uses not associated with the property.
- (5) Unclassified compatible uses.

Section 12. All other provisions of Chapter 22 shall remain in full force and effect unless specifically modified herein.

Section 13. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Approved and adopted by the Common Council of the City of Platteville, on a vote of 6 to 0 this 12th day of February, 2013.

CITY OF PLATTEVILLE,



By: Michael Dalecki, Council President

Attest:



By: Jan Martin, City Clerk

Published: February 20, 2013