

Article G: Traffic Visibility, Loading, Parking and Access

Sec. 13-1-127 Traffic Visibility Triangle.

- (a) On a corner lot in all zoning districts, no fence, wall, parking, vegetation, hedge, planting or structure shall be erected, placed, planted or allowed to grow in such a manner as to obstruct vision between a height of two and one-half (2½) feet and ten (10) feet above the centerline grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining the points along said street lines fifteen (15) feet from the point of intersection.

Vision Setback at Intersections of Public Streets.

- (1) Where two (2) public streets intersect at grade level, the intersection shall be daylighted by excluding all buildings, structures and other obstructions to view; including shrubbery and trees (except highway and street signs) from the triangles adjacent to the intersection described as follows:

Bounded on two (2) sides by the near boundaries of the
Intersecting streets and on the third side by a line drawn
So as to intersect the street boundaries at points thirty-
Five (35) feet distant from the point of intersection of the
Street boundaries at the corner.

- (2) In situations where trees of large diameter, large numbers of trees, or some combination of these are present, this provision shall be construed to mean that a sufficient number of trees shall be removed so as to render an object such as a motor vehicle clearly visible across the vision clearance triangle from one street or road to another, the intent being to provide for the public safety; but it shall not necessarily be construed to mean that every tree in the vision clearance triangle must be removed.
- (b) **Exception.** In the case of arterial streets intersecting with other arterial streets or railways, the corner cutoff distances establishing the triangular vision clearance space shall be increased to thirty (30) feet.
- (c) This regulation shall not apply to the trunks of trees and posts not over six (6) inches square or in diameter.

Sec. 13-1-128 Loading Requirements.

- (a) **Loading Space Requirements.** On every lot on which a new business, commercial or industrial use is hereafter established, off-street loading space with access to a public

street or alley shall be provided as indicated below for the loading and unloading of vehicles off the public right-of-way:

Uses	Square Feet of Gross Floor Area	Required Off-Street Loading Spaces
Schools		1
Clinics, places of assembly	Under 10,000	None
	From 10,000-30,000	1
	For each additional 30,000	1 Additional
Funeral Home		1
Office, hotel, Retail, service, Wholesale, ware-house, manufacturing, processing or repairing uses	Under 10,000	None
	From 10,000 – 25,000	1
	From 25,001 – 40,000	2
	From 40,001 – 60,000	3
	From 60,001 – 100,000	4
	For each additional 50,000 or major fraction thereof	1 Additional

- (b) **Multiple or Mixed Uses.** Where a building is devoted to more than one (1) use or for different uses and where the floor area for each use is below the minimum required for a loading space but the aggregate floor area of such uses is above such a minimum, then off-street loading space shall be provided as if the entire building were devoted to that use in the building for which the most loading spaces are required.
- (c) **Location.** All loading areas shall be off-street and Required off-street loading spaces shall be located on the same lot with the principal use requiring such space. as the building or use to be served. A loading area shall not be located less than twenty-five (25) feet from any street right of way; nor less than fifty (50) feet from a residential district unless within a building. Loading areas shall not occupy more than one-half (1/2) the required front yard setback. No loading space shall be located within thirty (30) feet of the nearest point of intersection of two (2) streets or require any vehicle to back into a public street.
- (d) **Design Standards.** Each off-street loading space shall have a width of at least twelve (12) feet, a length of at least forty-five (45) feet, and a vertical clearance of at least fourteen (14) feet. Dimensions for loading spaces in connection with funeral homes shall be reduced to ten (10) feet in width, twenty-five (25) feet in length, and eight (8) feet in vertical clearance. Every loading space shall be sufficiently screened in the form of a solid fence or shrubbery to protect neighboring residences.
- (e) **Surfacing.** All open off-street loading berths shall be improved with a compacted gravel base, not less than seven (7) inches thick, surfaced with not less than two (2) inches of asphalt or treated with some comparable all-weather dustless material.

- (e) **Repair and Service.** No motor vehicle repair work or service of any kind shall be permitted in conjunction with loading facilities provided in any Residential District.
- (f) **Utilization.** Space allocated to any off-street loading berth shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof.
- (g) **Central Loading.** Central loading facilities may be substituted for loading berths on the individual zoning lots provided the following conditions are fulfilled:
 - (1) Each zoning lot served shall have direct access to the Central Loading Area without crossing streets or alleys at grade.
 - (2) Total berths provided shall meet the requirements based on the sum of the several types of uses served. (Areas of types of uses may be totaled before computing number of loading berths.)
 - (3) No zoning lot served shall be more than three hundred (300) feet removed from the Central Loading Area.
 - (4) The tunnel or ramp connecting the Central Loading Area with the zoning lot served shall be not less than seven (7) feet in width and have a clearance of not less than seven (7) feet.

Sec. 13-1-129 Parking Requirements.

The off-street parking provisions of this Chapter shall apply to all buildings and structures erected after the effective date of this Chapter, accessory parking shall be according to the provisions of this Article; where an intensity of the use of any building structure or premises shall be increased, additional parking to match the increased intensity of use shall be provided; or wherever an existing building or structure is converted to a new use, parking shall be provided according to the requirements of the new use. 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 with 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.** Each off-street parking space shall open directly upon an aisle or driveway designed to provide safe and efficient means of vehicular access to such parking space. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will not interfere with traffic movement.
- (b) **Design Standards.** The size of each parking space shall be not less than one hundred eighty (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: Eleven

(11) feet for thirty degree (30°) parking; and twenty (20) feet for ninety degree (90°) parking. Minimum width of aisles providing access to stalls for two-way traffic shall be twenty-four (24) feet. No parking area of more than two (2) spaces shall be designed as to require any vehicle to back into a public street. Any parking area of more than five (5) spaces shall be sufficiently screened in the form of a solid fence or shrubbery to protect adjacent residential uses. Large expanses of un-channeled parking areas shall be avoided by interior landscaping and safety islands.

(c) **Location.**

- (1) Location to be All parking spaces required herein shall be located on the same lot as the principal use or not over four hundred (400) feet with the building or use served.
- (2) Off-street parking is permitted in all yards of all districts except in the non-driveway front yards of single-family and two-family residence districts but shall not be closer than five (5) feet to a nonresidential side lot line or rear lot line or closer than fifteen (15) feet to a right-of-way. No parking space or driveway, except in residential districts, shall be closer than twenty-five (25) fifteen (15) feet to a residential district lot line. Off-street parking in residential areas shall comply with Section 13-1-124.
- (3) Off-street parking in the single-family and two-family residence districts is permitted in the front yard in the driveway, even though closer than five (5) feet to a side lot line providing the driveway conforms to the requirements in Sections 6-3-1 and 6-3-2 of this Code of Ordinances.

- (d) **Surfacing.** All new off-street parking areas, except a single parking space accessory to a single-family dwelling, or two (2) family dwelling, shall be surfaced with a dustless all-weather material capable of carrying a wheel load of four thousand (4,000) pounds (normally, a two [2] inch lift of blacktop on a four [4] inch base or five [5] inches of Portland cement will meet this requirement). Any parking area for more than five (5) vehicles shall have the aisles and spaces clearly marked. Compacted stone or gravel may be used only with the approval of the Plan Commission. Common Council. All parking lots three thousand (3,000) square feet or larger shall be internally drained with catch basins connected to a municipal storm sewer.

(e) **Landscaping.**

- (1) **Accessory Landscape Area.** All public and private off-street parking areas which serve four (4) vehicles or more, are located within fifteen (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 ten percent (10%) of the surfaced area. The minimum size of each landscape area shall not be less than one hundred (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 (5) 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 (5) feet. Where a solidly constructed decorative fence is provided along the interior lot line, the minimum setback for the parking area shall be five (5) feet from said lot line. Said fence shall be located a minimum of one (1) foot from the 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 adjacent properties and public streets in such a way as not to create a nuisance. However, in no case shall such lighting exceed three (3) foot-candles measured at the lot line.
 - (7) **Street Setback Area.** No parking shall be permitted between the street right-of-way line and the building 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 (4) feet from a property line so as to prevent the parked vehicles from extending over any lot lines.
- (g) **Number of Stalls.** Number of parking stalls required with new projects are shown in the following table:

Use	Minimum Parking Required
Dwellings: Single-family, two-family duplexes, and mobile homes	2 stalls for each dwelling unit
One bedroom apartments or Efficiencies and mobile homes	
Multi-family dwellings (2 bedrooms or more)	1.5 stalls for each dwelling unit Minimum of 2 stalls for each dwelling unit; 2 or more bedrooms, 1 stall per bedroom
Housing for the elderly	0.75 space for each dwelling with one-half of these spaces to be built before occupancy

and the balance of which spaces shall be reserved until such time as the Common Council may order them installed

Hotels, motels	1 stall for each guest room, plus 1 stall for each 2 employees
Sororities, dormitories, rooming and boarding houses	1 for each 2 sleeping rooms, plus 1 for each 2 employees
Hospitals, clubs, lodges, lodging and Boarding houses	1 stall for each 2 beds, plus 1 stall for each 3 employees
Retirement homes, orphanages, convents and monasteries	1 stall per 2,000 feet of principal floor area
Hospitals, sanitariums, institutions, rest and nursing homes	1 stall for each 3 beds, plus 1 stall for each 3 employees
Sanitariums, institutions, rest and nursing homes	1 stall for each 5 beds, plus 1 stall for each 3 employees
Medical and dental clinics	5 stalls for each doctor or dentist
Churches, theaters, auditoriums, community centers, sports arenas vocational and night schools and other places of public assembly	1 stall for each 5 seats or spaces equal to 20% of capacity in persons, whichever is greater
Business, technical and trade schools	1 for each 5 students plus 1 for each 2 employees
Churches and other places of religious assembly	1 for each 5 seats or 1 for each 90 lineal inches of pew space
Colleges, secondary and elementary schools	1 stall for each 2 employees, plus 1 stall for each 5 students of 16 years of age or more
Elementary and junior high schools	2 for each classroom plus 1 for every 8 seats in auditoriums or assembly halls
High schools, colleges, universities and other institutions of higher learning	1 for every 6 students plus 1 for each teacher, administrator and employee

Restaurants, bars, clubs and lodges, places of entertainment	1 stall for each 100 sq. ft. of floor area
Office buildings and professional offices having less than 6,000 sq. ft. of floor area	1 parking space per 150 sq. ft. of floor area
Office buildings and professional offices having 6,000 sq. ft. or more of floor area, banks and savings institutions	At least 1 parking space for each 200 sq. ft. of floor area
Financial institutions, business, government and professional offices	1 stall for each 300 sq. ft. of floor area and and 1 stall for each 2 employees
Drive-in establishments	At least 1 parking space for each 15 sq. ft. of floor area in the building
Manufacturing and processing plants (including meat and food processing), laboratories and warehouses	1 stall for every 2 employees;
Libraries, museums, art galleries, etc.	1 for each 3 employees, plus 1 for each 4 seats, plus 1 for each 500 sq. ft. of floor area not having seats
Washing and cleaning establishments	1 for each 2 employees, plus 1 space for every wash machine or 1 for each 200 sq. ft. of floor area, whichever is greater
Funeral homes, mortuaries and similar-type uses	1 for each 50 sq. ft. of floor area in parlors or assembly rooms
Retail stores and repair service shops	1 stall for each 150 square feet of floor area
Motor vehicle sales (new and used)	1 space for each 500 sq. ft. of floor area used plus one space for each 300 sq. ft. of outdoor display area for each motor vehicle to be displayed. (This requirement does not include service garages.)
Repair shops, retail and service stores	1 space for each 150 sq. ft. of net floor space

Automobile repair garages and service stations	1 space for each 2 employees plus 2 spaces for each service bay
Other business and commercial uses	1 for each 300 sq. ft. of floor area
Cartage, express and parcel delivery, freight terminals	1 for each 2 employees (on the largest shift for which the building is designed) plus 1 for each motor vehicle maintained on the premises
Bowling alleys	4 spaces for each alley, plus additional spaces for affiliate uses
Bed and breakfast establishments	1 off-street stall for each guest room
Shopping centers	1 stall for each 100 square feet of floor area

- (h) **Employee Parking.** In addition to the requirements in Subsection (g), in all districts except industrial there shall be employee off-street parking provided at the ratio of one off-street parking space for each full-time employee. A full-time employee shall be one working forty (40) hours per week. Required parking spaces for part-time employees shall be arrived at by finding the equivalent hours of number of parking spaces needed for full-time employees based on hours worked. The number of employee parking spaces shall be based on employment at the time the building is erected, enlarged, structurally altered or changed to a higher classification use.
- (i) **Uses Not Listed.** In the case of structures or uses not mentioned, the provision for a use which is similar shall apply, as determined by the Plan Commission. Floor space or area shall mean the gross floor area inside the exterior walls, where floor space is indicated above as a basis for determining the amount of off-street parking required.
- (j) **Computing Requirements.** In computing the number of spaces required, the following rules shall govern:
- (1) Floor space shall mean the gross floor area of the specific use.
 - (2) For structures containing more than one (1) use, the required number of spaces shall be computed by adding the space required for each use.
 - (3) Where parking spaces are calculated according to the use of the parcel.
- (k) **Combined Uses.** Combinations of any of the above uses shall provide the total of the number of stalls required for each individual use. Two (2) or more uses may provide required off-street parking spaces in a common parking facility less than the sum of the spaces required for each use individually, provided such uses are not operated during the same hours. The following conditions must be met for any joint use:

- (1) The proposed joint parking space is within five hundred (500) feet of the use it will serve.
- (2) The applicant shall show that there is no substantial conflict in the principal operating hours of the two (2) buildings or uses for which joint use of off-street parking facilities is proposed.
- (3) A properly drawn legal instrument approved by the Common Council, executed by the parties concerned, for joint use of off-street parking facilities shall be filed with the City Clerk/Treasurer. Said instrument may be a three (3) party agreement, including the City and all private parties involved. Such instrument shall first be approved by the City Attorney.

(l) **Handicapped Parking Requirements.**

- (1) **State Code Requirements.** In addition to any other requirements relating to parking spaces contained in these Ordinances, the provisions contained in Sections 101.13, 346.503 and 346.56, Wis. Stats., and any Wisconsin Administrative Code sections adopted pursuant thereto are hereby adopted by reference and made applicable to all parking facilities whenever constructed. In case of conflict, the most restrictive shall be applicable.

(m) **Americans With Disabilities Act (ADA) Requirements for Parking Spaces.**

(1) **Accessible Parking Space Requirements.**

- a. In any self-park facility, a certain number of spaces must be set aside for wheelchair access as summarized in the following table:

Total Spaces	Minimum Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of total
1001 & over	20 plus 1 per 100 Over 1000 spaces

- b. Exceptions:

- 1. Outpatient units at medical care facilities – 10% of total spaces for that facility.
- 2. Medical care facilities specifically for treatment of the mobility impaired – 20% of the total spaces for that unit.

- (2) **Accessible Parking Space Dimensions.**
- a. Standard Accessible Spaces. Accessible spaces shall consist of a sixteen (16) foot wide parking stall adjacent to an eight (8) foot wide access aisle.
 - b. Vertical Clearance. Along at least one (1) aisle to and from each accessible space, a minimum clearance of eight feet two inches (8'2") [ninety-eight (98) inches] is required.

- (3) **Location of Accessible Spaces.**
- a. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel to an accessible entrance.
 - b. Accessible parking spaces need not be provided in each parking structure provided the different location has equivalent or greater accessibility in terms of distance from an accessible entrance.

- (4) **Accessible Route.**
- a. At least one (1) accessible route with a continuous minimum clearance of thirty-six (36) inches must be provided from accessible parking spaces to the nearest accessible pedestrian entrance.
 - b. If an accessible route has less than sixty (60) inches clear width then passing spaces at least sixty (60) inches by sixty (60) inches must be located at reasonable intervals not to exceed every two hundred (200) feet.
 - c. The floor slope along an accessible route shall not exceed one in twelve (1:12) with a maximum rise of thirty (30) inches for any run.
 - d. A level landing shall be provided at the bottom of each ramp and top of each ramp run. The width of the landing shall be at least as wide as the ramp run and at least sixty (60) inches long. At changes in direction a sixty (60) inch by sixty (60) inch landing shall be provided.
 - e. The cross slope of ramps shall not exceed one in fifty (1:50).
 - f. The floor slope at loading zones shall not exceed one in fifty (1:50).
 - g. It is preferable to provide the accessible route at the front of the stalls. Also, the accessible route shall avoid crossing lanes of vehicular travel. When crossing vehicular travel lanes is necessary, the route of travel shall be designated and marked by a crosswalk.

- (n) **Changes in Buildings or Use.** Whenever a building or use is changed, structurally altered or enlarged to create a need for an increase of twenty-five percent (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 fifty percent (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.

- (o) **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 the parking spaces are located in the same district and not over five hundred (500) 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/her heirs or assigns to maintain the required facilities for the duration of the use served.

- (2) Off-lot parking spaces for residential uses shall be within two hundred fifty (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 four hundred (400) feet of the entrance of the establishment.
 - (3) Accessory parking may be located in residential districts provided that said lots or property are immediately adjacent to a commercial, business or industrial zoning district.
 - (4) All off-street parking lots adjoining lots zoned for residential use shall have a minimum setback of ten (10) feet from any interior lot line, except if the adjoining lot is used for legally conforming parking purposes.
- (p) **Signs.** Signs located in parking areas necessary for orderly operation of traffic movement shall be permitted in addition to others permitted in this Chapter.
- (q) **Lighting.** Lighting used to illuminate off-street parking shall have no direct source of light visible from a street or adjacent land.
- (r) **Reduction of Parking Areas.** Off-street parking spaces shall not be reduced in number unless said number exceeds the requirement set forth herein.

Sec. 13-1-130 Highway Access.

- (a) **Highway Access.** No direct private access shall be permitted to the existing or proposed rights-of-way of expressways, nor to any controlled access arterial street without permission of the highway agency that has access control jurisdiction. No direct public or private access shall be permitted to the existing or proposed rights-of-way of freeways, interstate highways and their interchanges or turning lanes nor to intersecting or interchanging streets within 1,500 feet of the most remote end of the taper of the turning lanes (such as exit and entrance ramps). No driveway openings shall be permitted within one hundred (100) feet of the intersection of an arterial street right-of-way line.
- (b) **Access Barriers.** Access barriers, such as curbing, fencing, ditching, landscaping or other topographic barriers shall be erected to prevent unauthorized vehicular ingress or egress to the above specified streets or highways.

- (c) **Temporary Access.** Temporary access to the above rights-of-way may be granted by the Zoning Administrator after review and recommendation by the highway agencies having jurisdiction. Such access permit shall be temporary, revocable and subject to any conditions required and shall be issued for a period not to exceed twelve (12) months.

Sec. 13-1-131 Storage and Parking of Recreational Vehicles

- (a) **Definitions – Recreational Vehicles.** For the purpose of this Section, the following definitions shall apply:
- (1) **Mobile Home.** Mobile home means a structure, transportable in one (1) or more sections, which is eight (8) body feet or more in width and is thirty-two (32) body feet or more in length, and which is built on a permanent chassis and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. Length of a mobile home means the distance from the exterior of the front wall (nearest to the exterior of the drawbar and coupling mechanism) to the exterior of the rear wall (at the opposite end of the home) where such walls enclose living or other interior space and such distance includes expandable rooms but not bay windows, porches, drawbars, couplings, hitches, wall and roof extensions or other attachments. Width of a mobile home means the distance from the exterior of one (1) side wall to the exterior of the opposite side wall where such walls enclose living or other interior space and such distance includes expandable rooms but not bay windows, porches, wall and roof extensions or other attachments.
 - (2) **Recreational Vehicle.** Recreational vehicle means any of the following:
 - a. **Travel Trailer.** Travel trailer means a vehicular, portable structure built on a chassis and on wheels that is between ten (10) and thirty-six (36) feet long, including the hitch, and eight (8) feet or less in width, designated to be used as a temporary dwelling for travel, recreation, vacation or other uses and towed by a car, station wagon or truck. It includes so-called fifth-wheel units.
 - b. **Pick-up Coach.** Pick-up coach means a structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, vacation or other uses.
 - c. **Motor Home.** Motor home means a portable, temporary dwelling to be used for travel, recreation, vacation or other uses, constructed as an integral part of a self-propelled vehicle.
 - d. **Camping Trailer.** Camping trailer means a canvas or folding structure mounted on wheels and designed for travel, recreation, vacation or other uses.
 - e. **Chassis Mounts, Motor Homes and Mini-Motor Homes.** Chassis mounts, motor homes and mini-motor homes mean recreational structures

constructed integrally with a truck or motor-van chassis and incapable of being separated therefrom.

- f. **Converted and Chopped Vans.** Converted and chopped vans mean recreational structures which are created by altering or changing an existing auto van to make it a recreational vehicle.
- g. **Boat or Snowmobile Trailer.** Boat or snowmobile trailer means a vehicle on which a boat or snowmobile may be transported and is towable by a motor vehicle. When removed from the trailer, a boat or snowmobile, for purposes of this Article, is termed an unmounted boat or snowmobile.
- (3) **Boat.** Boat means every description of watercraft used or capable of being used as a means of transportation on water.
- (4) **Yard, Front.** Yard, front, means that part of a lot between the front lot line and fronts(s) of the principal building on the lot and extended to both side lot lines.
- (5) **Yard, Rear.** Yard, rear, means that part of a lot between the rear lot line and the back(s) of the principal building on the lot and extended to both side lot lines.
- (6) **Yard, Side.** Yard, side, means that part of a lot not surrounded by a building and not in the front or rear yard.

(b) **Permitted Parking or Storage of Recreational Vehicles.** In all residential and commercial districts provided for in this Zoning Code, it is permissible to park or store a recreational vehicle or boat and boat trailer on private property in the following manner:

- (1) Parking is permitted pursuant to the requirements of Sec. 13-1-24(e)(5).
- (2) The body of the recreational vehicle or boat must be at least fifteen (15) feet from the face of any curb.
- (3) No part of the unit may extend over the public sidewalk or public right-of-way.
- (4) Parking is permitted only for storage purposes. Recreational vehicles or boats shall not be:
 - a. Used for dwelling purposes, except for overnight sleeping for a maximum of fourteen (14) days in any one (1) calendar year. Cooking is not permitted at any time.
 - b. Permanently connected to sewer lines, water lines or electricity. The recreational vehicle may be connected to electricity temporarily for charging batteries and other purposes.
 - c. Used for storage of goods, materials or equipment other than those items considered to be part of the unit or essential for its immediate use.
- (5) Notwithstanding the above, a unit may be parked anywhere on the premises during active loading or unloading, and the use of electricity or propane fuel is permitted when necessary to prepare a recreational vehicle for use.
- (6) The recreational vehicle or boat shall be owned by the resident on whose property the unit is parked for storage.

State Law Reference: Sec. 30.50, Wis. Stats., and HSS 177 and 178, Wis. Adm. Code.

Sec. 13-1-132

Storage of Trucks, Tractors and Road Machinery

- (a) **Truck Parking in Residential Areas.** No motor vehicle over twelve thousand (12,000) gross vehicle weight rated capacity bearing a commercial license, including school buses, and no commercially licensed trailer, including semi-trailers, shall be parked or stored in a residential district, except when loading, unloading or rendering a service.
- (b) **Tractors and Road Machinery.** No person, firm or corporation shall park, keep or maintain on properties zoned as residential or multiple residential dwellings the following types of vehicles: tractors, tractor trailers, semi-trailers, farm tractors in excess of six (6) feet in width, dump trucks, auto wreckers and road machinery. Said vehicles may not be kept or parked on said premises whether or not they are in enclosed buildings, except for the purposes of unloading or servicing the premises

Sec. 13-1-133 Off-Street Parking Restrictions in Residential Areas.

- (a) **Where Permitted.** Unless the district regulations provide otherwise, off-street vehicle parking is permitted in the following yards of property in a residentially zoned district:
 - (1) A rear yard.
 - (2) A side yard not adjoining a street.
 - (3) A front yard, but only on one (1) paved or graveled driveway not exceeding twenty-four (24) feet in width and for not more than three (3) vehicles parked not nearer than five (5) feet to a front property line or three (3) feet to a side lot lint.
- (b) **Additional Permitted Areas.** Regardless of the provisions of Subsection (a) above, the Common Council may permit off-street vehicle parking in any yard of a residential development where the overall housing plan and design for such development, in the judgment of the Common Council, is substantially improved thereby, as compared to where off-street parking is limited by Subsection (a) above, and where sole access from such development is to local and collector streets. In this Subsection, “substantially improved” means a substantial increase in the value of the property. Such permission shall be granted only after a conditional use proceeding under Article E of this Code of Ordinances. No such permission shall be granted for any residential development which is adjacent to either a public right-of-way or other residences unless sufficient and suitable screening is provided so as to prevent, to as great a degree as practicable, direct view of such off-street parking areas from such adjacent areas.
- (c) **Vehicle Limitations.**
 - (1) In a residential district, accessory off-street parking facilities provided for uses listed herein shall be solely for the parking of passenger automobiles of patrons, occupants or employees and not more than two (2) trucks limited to one (1) ton capacity.
 - (2) Only two (2) vehicles licensed as trucks may be parked on a residential lot. Such vehicles are limited in size to a maximum of one (1) ton capacity.

- (3) All vehicles parked on a residential lot shall be in condition for safe and effective performance of the function for which they are designed.
- (4) All motor vehicles parked on a residential lot shall display current license plates.

Sec. 13-1-96 134 through 13-1-99 139 Reserved for Future Use.

