

## **SECTION 5.00 PARKING, LOADING, DRIVEWAYS, AND ACCESS**

### **5.01 TRAFFIC VISION CLEARANCES**

- A. Intersections of Two Town Streets: No obstructions, such as structures, parking, or vegetation, shall be permitted in any district between the heights of 2.5 feet and 10 feet above the plane through the mean centerline street grade within the triangular space formed by a line joining points on the right-of-way of two intersecting Town streets at a point located 100 feet from their intersection (see Appendix B, Illustrations No. 1 and No. 2).
- B. Vision Clearance Triangles at Intersections with a State or County Trunk Highway shall meet the vision clearance requirements of the Wisconsin Department of Transportation or Washington County, respectively, but in no case shall they be less than those specified in Subsection A above.
- C. Street and Railway Intersections: No obstructions, such as structures, parking, or vegetation, shall be permitted in any district between the heights of 2.5 feet and 10 feet above the plane through the mean centerline street grade within the triangular space formed by a line joining points on the right-of-way of a street and a railway at a point located 100 feet from their intersection (see Appendix B, Illustrations No. 1 and No. 2).

### **5.02 LOADING REQUIREMENTS**

On every lot on which a business, trade, or industrial use is hereafter established, adequate space with access to a public street or alley shall be provided for the loading and unloading of vehicles off the public right-of-way. At no time shall any part of a truck or van be allowed to extend into the right-of-way of a public thoroughfare while the truck or van is being loaded or unloaded.

### **5.03 PARKING REQUIREMENTS**

In all districts and in connection with every use, there shall be provided at the time any use is erected, enlarged, extended, or increased, off-street parking stalls for all vehicles in accordance with the following:

- A. Adequate Access to a public street shall be provided for each parking space, and driveways shall be at least 10 feet wide for single- and two-family dwellings, and a minimum of 24 feet at the property line for all other uses.

- B. The Minimum Dimensions of each parking space shall be 9 feet by 18 feet.
- C. Parking Spaces For Use By Physically Disabled Persons. Accessible parking spaces shall be provided for all uses except residential at the rate listed below. Every accessible space shall be served by an adjoining 5-foot access aisle. One in every 8 accessible parking spaces shall be served by an 8 foot accessible aisle and designated as “van accessible”:
1. One properly signed physically disabled parking space shall be provided in parking areas containing one to 25 spaces.
  2. Two properly signed physically disabled parking spaces shall be provided in parking areas containing 26 to 49 spaces.
  3. Two percent of the total number of spaces shall be properly signed physically disabled parking spaces in parking areas containing 50 to 1,000 spaces.
  4. In addition to the number of spaces required in paragraph 2 above, 1 percent of each 1,000 spaces over the first 1,000 spaces shall be provided for properly signed physically disabled parking spaces.
  5. The minimum dimensions for all parking spaces provided for use by physically disabled persons shall be 9 by 18 feet, with a minimum 5 foot access aisle (8 foot access aisle for van accessible spaces).
  6. Parking spaces provided for use by physically disabled persons shall be located as close as possible to an accessible building entrance.
  7. All parking spaces provided for use by physically disabled persons shall be marked by a sign which includes the international symbol for barrier-free environments and a statement informing the public that the parking space is reserved for use by physically disabled persons. Such sign shall comply with the requirements of Sections 346.50, 346.503, and 346.505 of the Wisconsin Statutes.
  8. Curb ramps and accessible routes shall be provided which allow unobstructed travel from an accessible parking space to the accessible building entrance. The slope of any access ramp shall not exceed a ratio of one vertical to 12 horizontal.
- D. Location of parking spaces is to be on the same lot as the principal use or not more than 400 feet from the principal use. No parking space or driveway, except in residential districts, shall be closer than 25 feet to a residential lot line or a street right-of-way opposite a residential district.
- E. Surface Drainage. All off-street parking areas shall be so graded and drained as to dispose of all surface water. Any parking area for more than 5 vehicles shall have the aisles and spaces clearly marked.
- F. Landscaping. All public off-street parking areas which serve 30 or more vehicles and are created or redesigned and rebuilt subsequent to the adoption of this

Ordinance shall be provided with accessory landscaped areas totaling not less than 5 percent of the surface area. The minimum size of each landscaped area shall be 100 square feet. Location of landscaped areas, plant materials, protection afforded the plantings, including curbing and provision for maintenance shall be subject to approval by the Town Board. All plans for proposed parking areas shall include a topographic survey and 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 required minimum landscaped area. Parking areas for 30 or more vehicles which adjoin residential districts shall be visually screened with a solid wall, fence, or evergreen planting of equivalent visual density, or other effective means, built and maintained to a minimum height of 6 feet.

G. Curbs or Barriers shall be installed at least 4 feet from a property line so as to prevent parked vehicles from extending over any lot line.

H. The Following Guide Specifies The Minimum Number Of Parking Spaces Required. In the case of structures or uses not specified herein, the number of spaces specified as the general standard for the use class or the number of spaces specified for similar use shall apply. In developments involving the establishment or addition of 2 or more uses on one lot or parcel, the cumulative number of spaces required for each use shall determine the total number of spaces required.

1. Residential Uses:

- a. Single-family, two-family, and multiple-family dwellings: 2 spaces per dwelling unit.
- b. Housing for the elderly: one space per dwelling unit.

2. Retail sales and customer service uses, and places of entertainment:

- a. General standard for the above uses: one space per 150 square feet of gross floor area of customer sales and service, plus one space per employee.
- b. Financial institutions: one space for each 150 square feet of gross floor area of customer service, plus one space per employee for the work shift with the largest number of employees. Financial institutions with drive-in facilities shall provide sufficient space for 4 waiting vehicles at each drive-in service lane.
- c. Funeral homes: one space for each 4 patrons at maximum capacity, or 25 spaces per chapel unit, whichever is greater.
- d. Grocery stores or supermarkets: one space per 150 square feet of gross floor area of customer sales and service area, plus one space per employee for the work shift with the largest number of employees.
- e. Convenience grocery stores: one space per 100 square feet of gross floor area.
- f. Motels and hotels: one space per room or suite, plus one space per every 2 employees for the work shift with the largest number of

- employees, plus one space per 3 persons, based on maximum capacity, for each public meeting room and/or banquet room.
- g. Lodges and clubs: one space per 3 persons based on the maximum capacity of the facility.
  - h. Restaurants: one space per 100 square feet of gross dining area, plus one space per employee for the work shift with the largest number of employees.
  - i. Restaurants, drive-through or fast-food: one space per 50 square feet of gross dining area, plus one space per 2 employees for the work shift with the largest number of employees. Restaurants with drive-through facilities shall provide sufficient space for 4 waiting vehicles at each drive-through service lane.
  - j. General merchandise repair services: One space per 300 square feet of gross floor area, plus one space per employee for the work shift with the largest number of employees.
  - k. Theaters, auditoriums and other places of public assembly: one space per 3 patrons based on the maximum capacity of the facility.
  - l. Personal services: One space per 200 square feet of gross floor area, plus one space per employee for the work shift with the largest number of employees.
  - m. Taverns, dance halls, night clubs and lounges: One space per 50 square feet of gross floor area, plus one space per employee for the work shift with the largest number of employees.
  - n. Motor vehicle sales establishments: 2 customer parking spaces per salesperson, plus one space per employee for the work shift with the largest number of employees.
  - o. Motor vehicle repair, maintenance, and service stations: 3 spaces per indoor service bay plus one space per employee for the work shift with the largest number of employees.
  - p. Animal hospitals: 3 patron parking spaces per doctor, plus one space per employee for the work shift with the largest number of employees.
  - q. Plant nurseries, and lawn and garden supply stores: one space per 200 square feet of gross indoor sales and display area, plus one space per 500 square feet of gross outdoor sales and display area, plus one space per employee for the work shift with the largest number of employees.
  - r. Shopping centers (gross leasable area of at least 50,000 square feet): 5 spaces per 1,000 square feet of gross leasable area.
3. Offices:
- a. Medical, dental and similar professional health service offices: 5 patron spaces per doctor, plus one space per employee for the work shift with the largest number of employees.
  - b. Government, professional and business offices: one space per 250 square feet of gross floor area.

4. Commercial/Recreational uses:
  - a. General standard: one space per 4 patrons based on the maximum capacity of the facility, plus one space per employee for the work shift with the largest number of employees.
  - b. Bowling alleys: 5 spaces for each lane, plus one space per employee for the work shift with the largest number of employees.
  - c. Golf courses: 90 spaces per 9 holes, plus one space per employee for the work shift with the largest number of employees.
  - d. Golf driving ranges: One space per tee, plus one space per employee for the work shift with the largest number of employees.
  - e. Miniature golf course: 1.5 spaces per hole, plus one space per employee for the work shift with the largest number of employees.
  - f. Indoor tennis, racquetball and handball courts: 3 spaces per court, plus one space per employee for the work shift with the largest number of employees.
  - g. Skating rinks, ice or roller: One space per 200 square feet of gross floor area.
5. Industrial and related uses:
  - a. Manufacturing, processing, and fabrication operations: One space per employee for the work shift with the largest number of employees.
  - b. Wholesale business: One space per employee for the work shift with the largest number of employees, plus one space per 2,500 square feet of gross floor area.
  - c. Warehousing: One space per employee for the work shift with the largest number of employees, plus one space per 5,000 square feet of gross floor area.
  - d. Mini-warehousing: One space per 10 storage cubicles, plus one space per employee for the work shift with the largest number of employees.
  - e. Extractive and related operations: One space per employee for the work shift with the largest number of employees.
6. Institutional and related uses:
  - a. Churches: One space per 3 seats based on the maximum capacity of the facility.
  - b. Libraries: One space per 250 square feet of gross floor area or one space per 4 seats based on maximum capacity, whichever is greater, plus one space per employee for the work shift with the greatest number of employees.
  - c. Museums: One space per 250 square feet of gross floor area, plus one space per employee for the work shift with the greatest number of employees.
  - d. Rooming and boarding houses, fraternity and sorority houses, dormitories and rectories: One space per bed.

- e. Convents and monasteries: One space per 3 residents, plus one space per employee for the work shift with the largest number of employees, plus one space per 5 chapel seats if the public may attend.
- f. Nursing homes: One space per 3 patient beds, plus one space per employee for the work shift with the largest number of employees.
- g. Hospitals: 2 spaces per 3 patient beds, plus one space per staff doctor, plus one space per employee, excluding doctors, for the work shift with the largest number of employees.
- h. Schools:
  - (1) Elementary schools, middle schools, and high schools: One space for each teacher and staff member, plus one space for each 10 students 16 years of age or older.
  - (2) Colleges, universities and trade schools: One space for each teacher and staff member, plus one space for each 2 students during the highest attendance period.
  - (3) Children's nursery schools and day-care centers: One space per employee for the work shift with the greatest number of employees, plus one space per 6 students at the highest class attendance period.

#### **5.04 RESTRICTIONS ON PARKING OF EQUIPMENT**

Parking of farm, construction, or building equipment and parking of trucks, tractors, and semi-trailers shall be restricted as follows:

- A. Parking in Residential, Institutional, Park, and Conservancy Districts. No truck tractor, semi-trailer, commercial or construction vehicle, machinery, equipment or truck with dual rear axles shall be stored on lots in Residential, Park, or Conservancy districts. Agricultural vehicles and machinery stored on an operating farm in any of the aforementioned districts are exempt from this restriction.
- B. Parking in Agricultural, Business, and Manufacturing Districts. Vehicles and machinery used in conjunction with a business or industry may be stored, inside or outside, on the premises provided that when stored outside, they do not block a public right-of-way or obscure clear vision on roadways.
- C. Storage of Junked Vehicles. No disassembled, dismantled, junked, wrecked, inoperable, or unlicensed vehicle shall be stored or allowed to remain in the open upon private property in the Town of Wayne within 10 days after receiving written notice from the Zoning Administrator to remove or enclose such vehicle unless:
  - 1. The vehicle is being held as a part of an automotive sales or repair business enterprise located within a district zoned for that purpose; or
  - 2. The vehicle is in use on the premises as a lawful, unlicensed use; or

3. Due to individual hardship, a variance has been granted by the Zoning Board of Appeals to store such vehicle. The Zoning Board of Appeals shall not grant such variances for a period of more than one year.

#### **5.05 PARKING OF RECREATIONAL VEHICLES**

No motorhome, travel trailer, recreational vehicle, boat, snowmobile, or other recreational type vehicle shall be stored on any property in an agricultural or residential district except as provided herein:

- A. One Boat and its Trailer, snowmobile and its trailer, travel trailer, or other recreational vehicle may be stored in the side or rear yard. If more than one recreational vehicle is stored in the side or rear yard, all vehicles, with the exception of one, shall be shielded from view by an opaque screen. The screen may consist of any combination of opaque fencing, vegetation, natural features, or structures.
- B. Any Number of personal recreational vehicles may be stored within the lot within a fully enclosed structure.
- C. Storage of Recreational Vehicles shall be limited to recreational vehicles owned and used by the property owner. Conditional use permits to commercially store recreational vehicles shall be reviewed pursuant to Section 4.05.E of this Ordinance.

#### **5.06 DRIVEWAYS**

All driveways installed, altered, changed, replaced, or extended after the effective date of this Ordinance shall meet the following requirements:

- A. Islands between residential driveway openings shall be provided, with a minimum of 10 feet between all driveways and 5 feet at all lot lines.
- B. Vehicular Entrances and Exits to drive-in theaters, banks, restaurants, motels, funeral homes, vehicular sales, service stations, or washing and repair stations or garages shall be located not less than 200 feet from any pedestrian entrance or exit to a school, college, university, church, hospital, park, playground, library, public emergency shelter, or other place of public assembly on an adjacent property.

#### **5.07 STREET AND HIGHWAY ACCESS**

- A. No Direct Private Access shall be permitted to the existing or proposed right-of-way of expressways, state trunk highways, or any controlled access arterial street without permission from the highway agency having access control jurisdiction. Access barriers, fencing, ditching, landscaping, or other topographic barriers shall be erected to prevent unauthorized vehicular ingress and egress to the above specified streets or highways.

- B. Driveways on Arterial Streets shall be located a minimum of 100 feet from a street intersection unless the lot width is less than 100 feet, in which case the Town Board shall determine the driveway location. Said setback shall be measured from the intersection of the rights-of-way of the two streets.
- C. Driveways on Collector or Land Access Streets shall be located a minimum of 100 feet from a street intersection unless the lot width is less than 100 feet, in which case the Town Board shall determine the driveway location. Said setback shall be measured from the intersection from the rights-of-way of the two streets.
- D. Residential Driveways on Corner Lots shall be located on the least heavily traveled street.
- E. Temporary Access to the above rights-of-way may be granted by the Town Board after review and recommendation by the highway agency having jurisdiction. Such access permit shall be temporary, revocable, and subject to any conditions required by the reviewing agencies, Plan Commission, or Town Board.