

CHAPTER XXXI
ZONING ORDINANCE
VILLAGE OF SLINGER, WASHINGTON COUNTY, WISCONSIN

ARTICLE 5.00 TRAFFIC, LOADING, PARKING & ACCESS

5.01 TRAFFIC VISIBILITY

No obstructions such as structures, parking, or vegetation, shall be permitted in any district between two and one-half feet (2-1/2') and ten feet (10') above the plain through the mean curb grades within the triangular space formed by any two existing or proposed intersecting street or alley right-of-way lines and a line joining points on such lines located a minimum of fifteen feet (15') from their intersection.

- A. 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 fifty feet (50').

5.02 LOADING REQUIREMENTS

Every lot on which a business, trade, or industrial use is hereafter established shall have adequate space with access to a public street or alley 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, parking lots constructed prior to adoption of this ordinance shall be considered existing non-conforming under Section 8.00 of this Zoning Code. In all districts in connection with every use, there shall be provided at the time any use is erected, enlarged, extended, or increased, off-street parking areas for all vehicles in accordance with the following:

- A. Access

Adequate Access to a public street shall be provided for each parking space, and driveways shall be at least ten feet (10') wide for one and two family dwellings, and a minimum of 24 feet (24') at the property line for all other uses. Where necessary the Commission may require ingress/egress signage and/or lighting.

- B. Dimensions

The Minimum Dimensions of each parking space shall be nine feet (9') by 18 feet (18'), except for properly signed spaces provided for use by persons with disabilities.

C. Parking Spaces for Use by Persons with Disabilities

All open, off-street parking areas shall provide parking spaces for persons with disabilities meeting all applicable "Americans with Disabilities Act (ADA) Guidelines for Buildings and Facilities" as documented in the Federal Register, Vol. 56, No. 144, July 26, 1991 as amended.

D. Location

Parking spaces are 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 twenty-five feet (25') to a residential lot line or a street right-of-way opposite a residential district.

E. Parking Surfaces

All open, off-street loading and parking spaces shall be improved with pavement of either asphalt or concrete and stormwater drainage facilities as approved by the Village. All parking surfaces shall be paved within twelve(12) months of occupancy.

F. Minimum Width of Off-Street Parking Rows and Aisles.

Row Type	Parallel Spaces	45° Angle Spaces	60° Angle Spaces	90° Angle Spaces
Single Row & Aisle	20 ft.	35 ft.	40 ft.	45 ft.
Double Row & Aisle	28 ft.	60 ft.	62 ft.	65 ft.

G. Concrete Curb and Gutter Required

1. Concrete curb and gutter meeting Village specifications shall be required for all off-street parking areas, located in the street yards, serving more than five (5) vehicles in all non-residential zoning districts and in the Rm-1, Rm-2 and PUD Zoning Districts. This requirement shall also apply, subject to the provisions contained in Section 5.06, to the expansion of any existing off-street parking lot, located in the street yards, where the number of off-street parking space is increased by twenty (20) spaces or more.

(a) Off-street parking areas located in the side and rear yards, subject to the provisions of 5.03(G)(1), may also require concrete curb and gutter as follows:

(1) The site designs deem it necessary in the opinion of the Village Engineer;

(2) The site designs deem it necessary in the opinion of the Planning Commission; and

(3) side and rear off-street parking areas are visually open for aesthetics.

(b) Non-traditional curbing may be required in the off-street parking areas located in the side and rear yard areas that are not required to have concrete curb and gutter.

2. Required concrete curb and gutter for off-street parking areas shall be installed a minimum of ten feet (10') from a property line (as measured from the back of curb) so as to prevent the parked vehicles from extending over any lot lines.

H. Parking Stall Marking

Off-street parking stalls shall be marked by painted lines or other approved material and shall be maintained so as to be legible at all times.

I. Landscaping

All public off-street parking areas which serve five (5) or more vehicles and are created or redesigned and rebuilt subsequent to the adoption of Section 5.00 shall be provided with accessory landscaped areas totaling not less than five (5) percent of the surfaces area. The minimum size of each landscaped area shall be 100 square feet.

J. Screening

Parking areas for five (5) or more vehicles which adjoin residential districts and/or road right-of-way 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 three feet four inches (3'4"), or as determined by the Commission.

K. Planning Commission Approval

The Village Building Review Committee shall approve all parking lot layouts, including the location of landscaped areas, plant materials, protection afforded the plantings, curbing, lighting and provision for maintenance. 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.

L. Minimum Requirements

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 two 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 and two-family units - two (2) spaces per dwelling unit;
- (b) Multiple-family dwelling developments exceeding or equal to three(3) units, Planned Unit Developments - two (2) spaces per dwelling unit, plus one (0.5) space per unit to be designated as guest parking, which shall be separated from garage ingress/egress;

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

- (a) General standard for the above uses - one (1) space per 250 square feet of gross floor area of customer sales and service, plus one (1) space per employee;
- (b) Financial institutions - one (1) space for each 150 square feet of gross floor area of customer service, plus one (1) space per employee for the work shift with the largest number of employees. Financial institutions with drive-in facilities shall provide sufficient space for four (4) waiting vehicles at each drive-in service lane;
- (c) Funeral homes - one (1) space for each four (4) patrons at maximum capacity, or 25 spaces per chapel unit, whichever is greater;
- (d) Grocery stores or supermarkets - one (1) space per 150 square feet of gross floor area of customer sales and service area, plus one (1) space per employee for the work shift with the largest number of employees;
- (e) Convenience grocery stores - one (1) space per 100 square feet of gross floor area;

- (f) Motels and hotels - one (1) space per room or suite, plus one (1) space per every two (2) employees for the work shift with the largest number of employees, plus one (1) space per three (3) persons, based on maximum capacity, for each public meeting room and/or banquet room;
- (g) Lodges and clubs - one (1) space per three (3) persons based on the maximum capacity of the facility;
- (h) Restaurants - one (1) space per 100 square feet of gross dining area, plus one (1) space per employee for the work shift with the largest number of employees;
- (i) Restaurants, drive-through or fast-food - one (1) space per 50 square feet of gross dining area, plus one (1) space per two (2) employees for the work shift with the largest number of employees. Restaurants with drive-through facilities shall provide sufficient space for four (4) waiting vehicles at each drive-through service lane;
- (j) General merchandise repair services - one (1) space per 300 square feet of gross floor area, plus one (1) space per employee for the work shift with the largest number of employees;
- (k) Theaters, auditoriums and other places of public assembly - one (1) space per three (3) patrons based on the maximum capacity of the facility;
- (l) Personal services - one (1) space per 200 square feet of gross floor area, plus one (1) space per employee for the work shift with the largest number of employees;
- (m) Taverns, dance halls, night clubs and lounges - one (1) space per 50 square feet of gross floor area, plus one (1) space per employee for the work shift with the largest number of employees;
- (n) Motor vehicle sales establishments - two (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 - three (3) spaces per indoor service bay plus one (1) space per employee for the work shift with the largest number of employees;
- (p) Animal hospitals - three (3) patron parking spaces per doctor, plus one (1) space per employee for the work shift with the largest number of employees;
- (q) Plant nurseries, lawn and garden supply stores - one (1) space per 200 square feet of gross indoor sales and display area, plus one (1) space per 500 square feet of gross outdoor sales and display area, plus one (1) 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) - five (5) spaces per 1,000 square feet, or any part thereof, of gross leasable area.

3. Offices:
 - (a) Medical, dental and similar professional health service offices - five (5) patron spaces per doctor, plus one (1) space per employee for the work shift with the largest number of employees;
 - (b) Government, professional and business offices - one (1) space per 250 square feet of gross floor area.

4. Commercial/Recreational uses:
 - (a) General standard - one space per four (4) patrons based on the maximum capacity of the facility, plus one (1) space per employee for the work shift with the largest number of employees;
 - (b) Bowling alleys - five (5) spaces for each lane, plus one (1) space per employee for the work shift with the largest number of employees;
 - (c) Golf courses - ninety (90) spaces per nine (9) holes, plus one (1) space per employee for the work shift with the largest number of employees;
 - (d) Golf driving ranges - one (1) space per tee, plus one (1) space per employee for the work shift with the largest number of employees;
 - (e) Miniature golf course - one and one-half (1-1/2) spaces per hole, plus one (1) space per employee for the work shift with the largest number of employees;
 - (f) Indoor tennis, racquetball and handball courts - three (3) spaces per court, plus one (1) space per employee for the work shift with the largest number of employees;
 - (g) Skating rinks, ice or roller - one (1) space per 200 square feet of gross floor area.

5. Industrial and related uses:
 - (a) Manufacturing, processing, and fabrication operations - one (1) space per employee for the work shift with the largest number of employees;
 - (b) Wholesale business - one (1) space per employee for the work shift with the largest number of employees, plus one (1) space per 2,500 square feet of gross floor area;
 - (c) Warehousing - one (1) space per employee for the work shift with the largest number of employees, plus one (1) space per 5,000 square feet of gross floor area;
 - (d) Mini-warehousing - one (1) space per 10 storage cubicles, plus one (1) space per employee for the work shift with the largest number of employees;
 - (e) Extractive and related operations - one (1) space per employee for the work shift with the largest number of employees.

6. Institutional and related uses:
 - (a) Churches - one (1) space per three (3) seats based on the maximum capacity of the facility;
 - (b) Libraries - one (1) space per 250 square feet of gross floor area or one (1) space per four (4) seats based on maximum capacity, whichever is greater, plus one (1) space per employee for the work shift with the greatest number of employees;
 - (c) Museums - one (1) space per 250 square feet of gross floor area, plus one (1) 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 (1) space per bed;
 - (e) Convents and monasteries - one (1) space per three (3) residents, plus one (1) space per employee for the work shift with the largest number of employees, plus one (1) space per five (5) chapel seats if the public may attend;
 - (f) Nursing homes/Community Based Residential Facilities - one (1) space per three (3) patient beds, plus one (1) space per employee for the work shift with the largest number of employees;
 - (g) Hospitals - two (2) spaces per three (3) patient beds, plus one (1) space per staff doctor, plus one (1) 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 (1) space for each teacher and staff member, plus one (1) space for each ten (10) students 16 years of age or older;
 - (2) Colleges, universities and trade schools - one (1) space for each teacher and staff member, plus one (1) space for each two (2) students during the highest attendance period;
 - (3) Children's nursery schools and day-care centers - one (1) space per employee for the work shift with the greatest number of employees, plus one (1) space per six (6) students at the highest class attendance period.

5.04 DRIVEWAYS

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

A. Driveway Islands

Islands between driveway openings shall be provided with a minimum of six (6) feet between all driveways and three (3) feet at all lot lines;

B. Driveway Openings

Driveway openings for vehicular ingress and egress shall not exceed twenty-four feet (24') at the right-of-way line and roadway in residential districts; and shall not exceed thirty feet (30') at the right-of-way line and thirty-five feet (35') at the roadway in all other districts;

C. Ingress/Egress

Ingress/Egress to drive-in banks, motels, funeral homes, vehicular sales, service, washing and repair stations or garages shall be not less than two hundred feet (200') 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.

D. Driveway Aprons

The area between curb and sidewalk, must be 7" of concrete."

E. Residential Driveways

1. New Homes. All residential driveways must be paved with either asphalt or concrete, within 12 months of receiving occupancy.

5.05 PARKING OF RECREATIONAL VEHICLES

No mobile home, motorhome, travel trailer, recreational vehicle, boat or snowmobile shall be parked regularly on properties in an agricultural or residential district except as provided herein:

A. Rear Yard

One boat and its trailer, snowmobile and its trailer, travel trailer, or other recreational vehicle may be stored in the rear yard.

B. Multiple Units

Additional recreational vehicles may be stored within the lot within a fully enclosed structure.

C. Conditional Use

The Plan Commission may, by conditional use permit, permit the outdoor storage of more than one recreational vehicle when it determines that the lot is large enough to accommodate such additional vehicles; when such recreational vehicles are appropriately screened from view by neighboring properties; and when the Plan

Commission shall find that the recreational vehicle storage will not adversely affect the use and enjoyment of neighboring properties. Storage of recreational vehicles shall be limited to recreational vehicles owned and used by the property owner or tenant. Conditional use permits to store recreational vehicles shall be reviewed pursuant to Article 4.00 of this Ordinance.

5.06 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 the following:

A. Freeways and Interstate Highways

Freeways, and Interstate Highways and their interchanges or turning lanes nor to intersecting or interchanging streets within fifteen hundred feet (1500') of the most remote end of the taper of the turning lanes;

B. Arterial Streets

Arterial streets intersecting another arterial street within one hundred feet (100') of the intersection of the right-of-way lines;

C. 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;

D. Temporary Access

Temporary access may be granted by the Village Board 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.

5.07 EXCEPTIONS.

Where, in the judgment of the Village Plan Commission, it would be inappropriate to apply literally the provisions of Section 5.00 of this Ordinance because exceptional or undue hardship would result, the Village Plan Commission may grant an exception from any requirement to the extent deemed just and proper. No exception to the provisions of this

ordinance shall be granted unless the Village Plan Commission finds that all the following facts and conditions exist and so indicates in the minutes of its proceedings:

A. Exceptional Circumstances

There are exceptional, extra-ordinary, or unusual circumstances or conditions where a literal enforcement of the requirements of Section 5.00 of this ordinance would result in severe hardship. (Such hardships should not apply generally to other properties, or be of such a recurrent nature as to suggest that the ordinance should be changed).

B. Preservation of Property Rights

That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties of the same use.

C. Absence of Detriment

That the variance will not create substantial detriment to adjacent property and will not materially impair or be contrary to the purpose and spirit of this ordinance or the public interest.

D. Super Majority Required

A Minimum of 2/3's (two-thirds) affirmative vote of the Village Planning Commission members at the meeting shall be required to grant any exception of this ordinance.

5.09 DRIVEWAY APRONS

Driveway Aprons: the area between curb and sidewalk, must be 7" of concrete.