
##. General Regulations

This section currently includes two major elements: parking and landscaping standards. Other sections to be added will include temporary uses, performance standards (i.e. for industrial uses), and exceptions to height limits.

Parking and Loading Standards

The parking and loading standards in the existing Zoning Code are lengthy and complex, and have been extensively revised. This section is organized as follows:

- Statement of Purpose
- Number of Parking Spaces Required
- Adjustments to Minimum Number of Required Spaces
- Exceptions to Exceed Maximum Number of Spaces
- Shared Parking Standards
- Parking Design Standards
- Driveway Standards
- Residential Parking Restrictions
- Bicycle Parking
- Moped Parking
- Off-Street Loading

Statement of Purpose

This section establishes minimum and maximum parking space ratios, and standards for the layout and design of parking spaces, lots and structures. It also includes shared parking incentives, and reduction of off-street parking in favor of transit or other travel modes. The standards in this section are intended to:

- A. Minimize the adverse effects of off-street parking and loading on adjacent properties.
- B. Minimize spillover on-street parking in neighborhoods.
- C. Encourage reduction of surface parking as a means of encouraging of transit, bicycle and pedestrian circulation.
- D. Encourage shared parking arrangements that will support mixed use development and compact development pattern.
- E. Provide adequate parking and storage space for bicycles.
- F. Encourage parking locations that do not disrupt Madison's traditional streetscape.

Number of Parking Spaces Required

Table ___ establishes the minimum number of parking spaces required, the maximum number of parking spaces permitted, and the minimum number of bicycle spaces required, for the uses indicated.

- A. Where number of employees is used to determine parking, it shall be based on the number of employees at the time the occupancy permit is requested. Parking requirements based on number of employees will not change unless new construction or expansion is proposed.

Note that there are many options for limiting parking:

- *Certain districts (i.e., TR districts) could have maximums*
- *Certain districts could have lower minimums*
- *Exceeding the maximum could be treated as a conditional use (as in the current code, and as suggested in this draft)*

- B. Floor area calculation. Floor area used to calculate parking and loading requirements is defined as the sum of the gross horizontal areas of the floors or parts of a building devoted to the use, measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings. It does not include porches, garages, or space in a basement or cellar when used for storage or incidental uses.
- C. Bicycle space minimum. A minimum number of two (2) bicycle spaces (the equivalent of one two-sided bike rack) is required for nonresidential uses.
- D. Computation. Fractional space requirements of up to one-half (½) space shall be rounded down to the next whole number and one-half (½) or greater rounded up to the next whole number.
- E. Parking requirements for persons with disabilities. The provisions contained in Sec. 101.12, 346.503, and Sec. 346.56 Wis. Stat. and any related Wisconsin Administrative Code sections are hereby adopted by reference and made applicable to all parking facilities whenever constructed.
- F. Unlisted uses. The zoning administrator shall establish the minimum and maximum parking and minimum loading required for any use not listed in this chapter. The zoning administrator may consider, but shall not be limited to, the following in establishing parking requirements for an unlisted use:
 - 1. Documentation. Documentation regarding the actual parking and loading demand for the proposed use.
 - 2. Evidence. Evidence in available planning and technical studies relating to the proposed use.
 - 3. Other jurisdictions. Required parking and loading for the proposed use as determined by other comparable jurisdictions.
 - 4. Estimation of similar uses. Examination of the parking and loading requirements for uses most similar to the proposed use.

Table __: Off-Street Parking Requirements

Use	Minimum	Maximum	Bicycle
Residential - Family Living			
Single-family detached dwellings	1 per dwelling	(see lot coverage)	
Two-family dwelling – two-flat	1 per dwelling	2 per dwelling	
Two-family dwelling - twin	1 per dwelling	2 per dwelling	
Three-family dwelling	2 per 3 dwellings	2 per dwelling	
Single-family attached dwelling	1 per dwelling	2 per dwelling	1 per dwelling (
Multi-family dwelling	.5 space per efficiency; .75 per 1-bedroom; 1 per other dwelling types	2.5 per dwelling	1 per dwelling plus 1 guest space per 3 units
Accessory dwelling	1 per dwelling	2 per dwelling	1 per dwelling
Manufactured home, mobile home	1 per dwelling	(see lot coverage)	1 per dwelling
Caretaker's dwelling	1 per dwelling or lodging room	2 per dwelling	1 per dwelling

Use	Minimum	Maximum	Bicycle
Residential - Group Living			
Adult family home	1 per dwelling plus 1 per 3 rooms	150%	1 per dwelling
Community living arrangement	1 per dwelling plus 1 per 3 rooms	150%	1 per dwelling plus 1 per 3 rooms
Cohousing community	1 per dwelling; may be reduced by 20% with provision of community car or other shared vehicle for resident use	150%	1 per dwelling
Co-operative housing	1 per two bedrooms; may be reduced by 20% with provision of community car or other shared vehicle for resident use	1 per bedroom	1 per bedroom plus 1 guest space per 3 units
Lodging house, rooming house	1 per 3 lodging rooms plus 1 per dwelling unit (same as current)	1 per bedroom	1 per bedroom plus 1 guest space per 3 units
Dormitory, fraternity or sorority	1 per 3 lodging rooms plus 1 per dwelling unit (same as current)	1 per bedroom	1 per bedroom plus 1 guest space per 3 units
Retirement home, assisted living, congregate care	1 space per 3 dwelling units or lodging rooms; 1 per 5 beds, plus 1 per 300 sq. ft. dining, kitchen and office area	150%	
Religious community	1 space per 6 bedrooms plus 1 per 300 sq. ft. dining, kitchen and office area	1 per bedroom	1 per bedroom
Civic and Institutional Uses			
Cemetery	as determined by zoning administrator	as determined by zoning administrator	
Day care home	1 drop off space (either off-street or on-street by permission of the city engineer)	none	
Day care, adult, child, nursery school	1 per 10 clients		
Library, museum	1 per 800 square feet floor area	1 per 400 square feet floor area	1 per 2,000 square feet floor area
Mission house in conjunction with religious institution	1 per 800 square feet floor area		
Parks and playgrounds	none, except where required for specific facilities, as determined by zoning administrator		
Place of worship	1 per 10 seats or 15 lineal feet of seating area in the main worship space. If no fixed seats, 1 per 70 sq. ft. of floor area in main worship space	150%	1 per 50 seats or 75 lineal feet of seating area or 1 per 350 feet of floor area in main worship space

Use	Minimum	Maximum	Bicycle
Public safety facilities (fire, police stations, etc.)	as determined by zoning administrator		as determined by zoning administrator
Schools, public and private	1 space per classroom + 1 space per 5 students of legal driving age based on the maximum number of students attending classes at any one time	1 space per classroom + 1 space per 3 students of legal driving age based on the maximum number of students attending classes at any one time	3 spaces per classroom
Schools, arts, technical or trade	1 per classroom + 1 per 5 students of legal driving age based on the maximum number of students attending classes at any one time	1 per classroom + 1 per 3 students of legal driving age based on the maximum number of students attending classes at any one time	3 per classroom
Universities, colleges	1 per classroom and 1 per 5 students based on the maximum number of students attending classes at any one time; or as established in campus master plan	1 per classroom and + 1 per 3 students based on the maximum number of students attending classes at any one time; or as established in campus master plan	1 per classroom and 1 per 10 students, or as established in campus master plan
Mixed Commercial-Residential Uses			
Live/work unit	1 per dwelling	2 total	1 per dwelling
Mixed commercial/residential use	calculated based on separate components (see shared parking standards)	calculated based on separate components (see shared parking standards)	calculated based on separate components (see shared parking standards)
Commercial Uses			
Offices	1 per 400 sq. ft. floor area	1 per 200 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Artist, photographer studio, etc.	1 per 400 sq. ft. floor area	1 per 200 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Insurance office, real estate office, sales office	1 per 400 sq. ft. floor area	1 per 200 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Medical Facilities			
Clinic, medical, dental or optical	1 per 300 sq. ft. floor area	1 per 150 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Hospital	1 per 4 beds or based on a parking study or campus master plan	as determined by zoning administrator	1 per 2,000 sq. ft. floor area
Medical laboratory	1 per 500 sq. ft. floor area	1 per 250 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Physical, occupational or massage therapy	1 per 300 sq. ft. floor area	1 per 150 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Veterinary clinic, animal hospital	1 per 300 sq. ft. floor area	1 per 150 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Retail Sales and Services			
General retail	1 per 400 sq. ft. floor area	1 per 200 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Animal boarding facility, kennel	1 per 400 sq. ft. floor area	1 per 200 sq. ft. floor area	1 per 2,000 sq. ft. floor area

Use	Minimum	Maximum	Bicycle
Auction rooms	1 per 500 sq. ft. floor area	1 per 250 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Bank, financial institution	1 per 300 sq. ft. floor area	1 per 150 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Building materials sales, lumberyard	1 per 500 sq. ft. floor area + 1 per 1,000 sq. ft. of outdoor sales, display	1 per 250 sq. ft. floor area + 1 per 500 sq. ft. of outdoor sales, display	1 per 4,000 sq. ft. interior floor area
Business sales and services	1 per 400 sq. ft. floor area	1 per 200 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Copy shop	1 per 400 sq. ft. floor area	1 per 200 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Drive-through sales and services, primary and accessory	stacking space as determined by zoning administrator		
Dry cleaning, commercial laundry	1 per 500 sq. ft. floor area	1 per 250 sq. ft. floor area	1 per 4,000 sq. ft. floor area
Farmers' market	as determined by zoning administrator		as determined by zoning administrator
Food and related goods sales	1 per 400 sq. ft. floor area	1 per 200 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Furniture and household goods sales	1 per 500 sq. ft. floor area	1 per 250 sq. ft. floor area	1 per 4,000 sq. ft. floor area
Garden center, outdoor Greenhouse, nursery	1 per 500 sq. ft. floor area + 1 per 1,000 sq. ft. of outdoor sales, display	1 per 250 sq. ft. floor area + 1 per 500 sq. ft. of outdoor sales, display	1 per 5,000 sq. ft. outdoor sales, display
Laundromat, self-service	1 per 400 sq. ft. floor area	1 per 200 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Liquor store	1 per 400 sq. ft. floor area	1 per 200 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Mortuary, funeral home	8 per chapel	20 spaces per chapel	1 per 2,000 sq. ft. floor area
Outdoor uses, commercial	1 per 1,000 sq. ft. of outdoor sales, display	1 per 500 sq. ft. of outdoor sales, display	1 per 5,000 sq. ft. outdoor sales, display
Package delivery service	1 per 400 sq. ft. floor area	1 per 200 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Payday loan business	1 per 400 sq. ft. floor area	1 per 200 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Pet daycare	1 per 500 sq. ft. floor area	1 per 250 sq. ft. floor area	1 per 5,000 sq. ft. floor area
Photocopying	1 per 400 sq. ft. floor area	1 per 200 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Post office	1 per 300 sq. ft. floor area	1 per 150 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Secondhand goods sales	1 per 400 sq. ft. floor area	1 per 200 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Service business; service business with showroom or workshop	1 per 400 sq. ft. floor area	1 per 200 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Small appliance repair; small engine repair	1 per 400 sq. ft. floor area	1 per 200 sq. ft. floor area	1 per 2,000 sq. ft. floor area

Use	Minimum	Maximum	Bicycle
Food and Beverages			
Catering	1 per 500 sq. ft. floor area	1 per 250 sq. ft. floor	1 per 4,000 sq. ft. floor area
Coffee shop, tea house	20% of capacity of persons	50% of capacity of persons	5% of capacity of persons
Restaurant, carry-out, deli (no liquor sales), restaurant-tavern, tavern, brewpub	30% of capacity of persons	60% of capacity of persons	5% of capacity of persons
Commercial Recreation, Entertainment and Lodging			
Bed and breakfast establishment	1 per bedroom in addition to requirement for dwelling ^a		1 per 2 bedrooms
Health/sports club	10% of the capacity of persons	20% of the capacity of persons	5% of the capacity of persons
Hostel	1 per two bedrooms	1 per bedroom	1 per bedroom
Hotel, inn, motel	1 per bedroom	2 per bedroom	1 per 10 bedrooms
Indoor recreation	10% of the capacity of persons	20% of the capacity of persons	5% of the capacity of persons
Lodge, private club, reception hall	20% of the capacity of persons	40% of the capacity of persons	5% of the capacity of persons
Outdoor recreation (i.e., mini-golf, driving range, etc.)	1 per 1,000 sq. ft. playing area	3 per 1,000 sq. ft. playing area	1 per 5,000 sq. ft. playing area
Theater, assembly hall, concert hall	20% of the capacity of persons in the auditorium	40% of the capacity of persons in the auditorium	5% of the capacity of persons in the auditorium
Adult Entertainment			
Adult use, adult entertainment tavern	30% of capacity in persons	60% of capacity	5% of capacity
Automobile Services			
Auto service station, convenience market, body shop, repair station	1 per 500 sq. ft. of floor area excluding service bays + 2 spaces per service bay	1 per 250 sq. ft. of floor area excluding service bays + 2 spaces per service bay	
Auto sales and rental Note: rental vehicles on site may be stacked	1 per 500 sq. ft. floor area + 1 space per 2,000 sq. ft. of outdoor sales area + 2 spaces per service bay, if any	1 per 250 sq. ft. floor area + 1 space per 1,000 sq. ft. of outdoor sales area + 2 spaces per service bay	
Automobile storage and towing (excluding wrecked or junked vehicles)	1 per 500 sq. ft. floor area + 1 space per 2,000 sq. ft. of outdoor storage area	1 per 250 sq. ft. floor area + 1 space per 1,000 sq. ft. of outdoor storage area	
Car wash	stacking space as determined by zoning administrator	as determined by zoning administrator	
Public Utility and Public Service Uses			
Electric power production (principal use)	as determined by zoning administrator	as determined by zoning administrator	1 per 10 employees

Use	Minimum	Maximum	Bicycle
Electric substations, gas regulator stations, telecommunications facilities, sewerage system lift stations, water pumping stations and other public utility uses	as determined by conditional use approval	as determined by conditional use approval	
Transportation Uses			
Bus or railroad passenger depot, railroad or intermodal freight yard, motor freight terminal, railroad yard or shop, taxi dispatching, maintenance and storage	1 per 2 employees	1 per employee	1 per 10 employees
Limited Production, Processing and Storage			
Artisan workshop	1 per 2 employees	1 per employee	1 per 5 employees
Bakery, wholesale	1 per 2 employees	1 per employee	1 per 10 employees
Bottling plant	1 per 2 employees	1 per employee	1 per 10 employees
Contractor's yard	1 per 500 sq. ft. office or sales area + 1 per 3,000 sq. ft. storage area	1 per 250 sq. ft. office or sales area + 1 per 1,500 sq. ft. storage area	1 per 5,000 sq. ft. floor area
Laboratories - research, development and testing	1 per 500 sq. ft	1 per 250 sq. ft	1 per 2,500 sq. ft. floor area
Limited production and processing	1 per 500 sq. ft. office or sales area + 1 per 2,000 sq. ft. outdoor storage		
Mail order house	1 per 2 employees	1 per employee	1 per 10 employees
Printing and publishing	1 per 2 employees	1 per employee	1 per 10 employees
Recycling collection center, drop-off station	1 per 2 employees	1 per employee	1 per 10 employees
Storage - personal indoor facility			
Industrial Uses			
Light manufacturing	1 per 1,000 sq. ft. floor area up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. in excess of 20,000 sq. ft. +1 per 5,000 sq. ft. outdoor storage	1 per 500 sq. ft. floor area + 1 per 1,000 sq. ft. in excess of 20,000 sq. ft. + 1 per 2,000 sq. ft. outdoor storage	1 per 5,000 sq. ft. floor area
General manufacturing	1 per 1,000 sq. ft. floor area up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. in excess of 20,000 sq. ft. +1 per 5,000 sq. ft. outdoor storage	1 per 1,000 sq. ft. floor area up to 20,000 sq. ft. + 1 space per 2,000 sq. ft. in excess of 20,000 sq. ft. +1 per 5,000 sq. ft. outdoor storage	1 per 5,000 sq. ft. floor area
Asphalt, concrete batching or ready-mix plant	as determined by conditional use approval	as determined by conditional use approval	1 per 10 employees
Brewery	1 per 2 employees	1 per employee	1 per 10 employees
Concrete, asphalt and rock crushing facility	1 per 2 employees	1 per employee	1 per 10 employees
Extraction of gravel, sand, other raw materials	1 per 2 employees	1 per employee	1 per 10 employees
Motor vehicle salvage	1 per 2 employees	1 per employee	1 per 10 employees

Use	Minimum	Maximum	Bicycle
Hazardous waste collection, storage or transfer	1 per 2 employees	1 per employee	1 per 10 employees
Recycling center	1 per 2 employees	1 per employee	1 per 10 employees
Agricultural Uses			
Cultivation	none	none	none
Animal husbandry	none	none	none
Intensive agriculture	as determined by conditional use approval	as determined by conditional use approval	none
On-site agricultural retail, farm stand	as determined by conditional use approval	as determined by conditional use approval	none

Adjustments to Minimum Number of Required Spaces

- A. In the Central area, as defined, there is no minimum requirement for off-street parking of automobiles. Maximum parking requirements apply. Off-street parking for bicycles is required.
- B. Transit corridor reduction. Within six hundred (600) feet of a high-frequency transit corridor, as defined, the Plan Commission may authorize a reduction in minimum parking requirements of up to twenty-five (25) percent, depending on frequency of transit service and adequacy of pedestrian and bicycle linkages to transit stops or stations.
- C. Shared parking reduction. The zoning administrator may authorize a reduction in the minimum parking number of parking spaces required upon a determination that the hours of peak use among multiple uses will result in lower parking demand, using the method outlined in Subsection ___.
- D. Parking reduction request. A reduction in the minimum number of parking spaces required may be granted by the Plan Commission [ZBA?] upon a determination that a reduced number of spaces would be appropriate. Such reduction may occur only upon request of the owner, who shall submit survey data to support the argument for reducing the required number of spaces. In order to approve such a reduction, the board shall find either of the following:
 1. The number of spaces needed to serve the use is fewer than the number normally required for this land use.
 2. In the long term, occupancy of the property of the structure or property will not result in an increase in parking demand.
- E. Off-site parking. Parking for nonresidential uses may be reduced by one space for each space in a public parking lot or public parking structure located within seven hundred (700) feet of the use, as measured by using the shortest pedestrian route from the nearest corner of the parking lot or structure to the main public entrance of the use served.
- F. Partial development of required parking spaces. Any applicant may seek permission to defer installation of a portion of the required parking until such parking is needed; however, the site plan shall depict the minimum number of required parking spaces.

- G. Substitution by moped parking. Moped parking is not required. However, three (3) moped spaces may be substituted for one (1) required automobile parking space. Where provided, moped parking shall meet the standards in Sub. __

Exceptions to Exceed Maximum Number of Spaces

Parking exceeding the maximum may be allowed as a conditional use, provided that the additional parking is underground or enclosed and that the following factors are considered, in addition to the criteria of Section __.

- A. Documentation regarding the actual parking demand for the proposed use.
- B. The impact of the proposed use on the parking and roadway facilities in the surrounding area.
- C. Whether the proposed use is located near a parking area that is available to the customers, occupants, employees and guests of the proposed use.
- D. The availability of alternative forms of transportation and actions being taken by the applicant to enhance or promote those alternatives.

Shared Parking Requirements

The zoning administrator may authorize a reduction in the total number of required parking spaces for two or more uses jointly providing off-street parking when their respective hours of peak operation do not overlap. Shared parking shall be subject to the location requirements of section __ and the following conditions:

- A. Computation. The number of shared spaces for two or more distinguishable land uses shall be determined by the following procedure:
 1. Multiply the minimum parking required for each individual use, as set forth in Table __, Specific Off-Street Parking Provisions, by the appropriate percentage indicated in Table __ Shared Parking Calculations, for each of the six (6) designated time periods.
 2. Add the resulting sums for each of the six columns.
 3. The minimum parking requirement shall be the highest sum among the six columns resulting from the above calculations.
 4. Select the time period with the highest total parking requirement and use that total as the shared parking requirement.
- B. Other uses. If one or more of the land uses proposing to make use of shared parking facilities do not conform to the general land use classifications in Table __, Shared Parking Calculations, as determined by the zoning administrator, the applicant shall submit sufficient data to indicate the principal operating hours of the uses. Based upon this information, the zoning administrator shall determine the appropriate shared parking requirement, if any, for such uses.

- C. Alternative procedure. An application may be submitted requesting that the zoning administrator authorize a greater reduction in the total number of required parking spaces for two (2) or more uses where an applicant believes that Table __, Shared Parking Calculations, does not adequately account for circumstances unique to the particular property or properties in question.

The application shall include, at a minimum, a parking study with a detailed description of the proposed uses, their hours of operation, their anticipated peak parking demand, and anticipated hours that such peak parking demand would occur. Based upon this information, the zoning administrator may authorize a greater parking reduction than is authorized by Table __, Shared Parking Calculations. The zoning administrator may impose reasonable conditions to mitigate potential negative effects.

Table__ : Shared Parking Calculations

General Land Use Classification	Weekdays			Weekends		
	2:00 a.m. -- 7:00 a.m.	7:00 a.m. -- 6:00 p.m.	6:00 p.m.-- 2:00 a.m.	2:00 a.m.-- 7:00 a.m.	7:00 a.m. -- 6:00 p.m.	6:00 p.m.-- 2:00 a.m.
Office/Warehouse/Industrial	5%	100%	5%	0%	10%	0%
Retail sales and services	0%	90%	80%	0%	100%	60%
Restaurant (not 24 hour)	10%	70%	100%	20%	70%	100%
Residential	100%	60%	100%	100%	75%	90%
Theater	0%	40%	90%	0%	80%	100%
Hotel: guest rooms (calculate conference and restaurant facilities separately)	100%	55%	100%	100%	55%	100%
Conference / Convention Facilities	0%	100%	100%	0%	100%	100%
Place of Worship	0%	25%	50%	0%	100%	50%
School, Grades K-12	0%	100%	25%	0%	30%	10%
Community Center, Library, Museum	0%	100%	80%	0%	100%	80%

- D. The shared parking spaces shall be maintained as long as the uses they serve are in operation.
- E. The required number of bicycle parking spaces will be provided.
- F. The property owner or owners shall sign and record, with the Dane county register of deeds, a written agreement in a form satisfactory to the city attorney, which states that there will be no substantial change in the use or occupancy of the property or properties that will increase the demand for parking in the shared parking facility. This agreement shall also include a statement that the property owner or owners and their tenants shall be provided access to, and use of, the shared parking facility. A copy of the agreement shall be filed with the Director.

Parking Design and Location

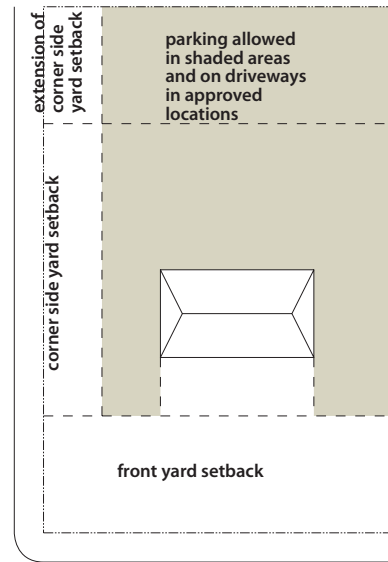
Parking for automobiles and other motor vehicles shall be designed according to the requirements of Section 10.08, Madison General Ordinances and the following standards.

- A. Surfacing. All parking lots and driveways shall have paved or approved surfaces, as required in Section 10.8, MGO. The use of permeable paving, as defined, is encouraged for all parking spaces provided above the minimum number required by this chapter.
1. Residential drives serving single- to two-family dwellings may contain a grass center provided that the areas on which the vehicle's wheels touch are a minimum of twelve (12) to eighteen (18) inches in width.
- B. General maintenance. Parking areas and driveways shall be kept free of dirt, dust, debris, and waste. In winter months, required parking areas shall be cleared of snow within a reasonable time.
- C. Parking Locations.
1. Parking is not permitted within the front yard setback [aka the "required front yard"] except on a driveway meeting the standards of Section __ below.
 2. Parking shall not be located between the principal structure on a lot and a street right-of-way, except within driveways and parking lots designated on an approved site plan.
 3. Parking shall not be located on street terraces, driveways, or any other areas located within a public right-of-way not explicitly designated by the Director of Public Works.
 4. Parking spaces may be located within:
 - a. an interior side yard;
 - b. a corner or reversed corner side yard with a minimum setback of three (3) feet from a side lot line;
 - c. a rear yard, with a minimum setback of three (3) feet where the rear yard abuts a street (a corner or reversed corner lot)
- D. Landscaping and Screening. All off-street parking areas shall be landscaped according to the standards of Section __, with the exception of parking for single-family detached, two-family and three-family dwellings.

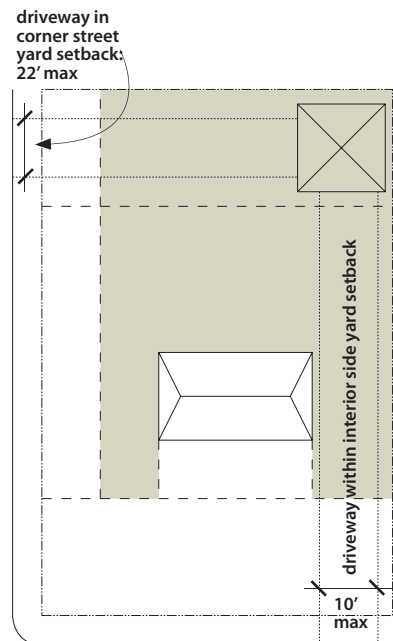
Driveway Design and Location

Driveways shall be designed according to the requirements of Section 10.08, Madison General Ordinances and the following standards.

- A. Driveways shall be a minimum of eight (8) feet in width, except where otherwise specified in Section 10.08.
- B. One paved driveway with a maximum width of twenty-two (22) feet may be constructed within a front yard setback or, on a corner lot, within the street side yard setback, including that portion of the rear yard setback that is an extension of the street side yard to the rear lot line. The driveway must lead only from a street to the nearest garage or to a paved or graveled parking area located in compliance with Subsection .C above.
- C. A paved drive aisle with a maximum width of ten (10) feet may be constructed within an interior side yard setback, leading to a garage or parking area located in compliance with Subsection .C above.



Parking locations on residential lot

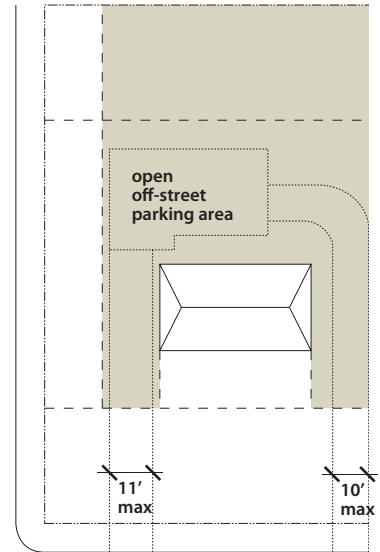


Interior and corner side yard driveway examples

- D. Two driveways may be constructed within a front yard setback or, on a corner lot, within the street side yard setback, including that portion of the rear yard setback that is an extension of the street side yard to the rear lot line, if the following standards are met:
 1. Each driveway is a maximum of eleven (11) feet wide.
 2. Both driveways meet at a point outside the required front, street side or side yard extension setbacks.
 3. Both driveways lead to the same garage or to a paved or graveled parking area located in compliance with Subsection C above.
- D. A maximum of two (2) curb cuts are permitted for any residential lot.

Restrictions on Residential Parking

- A. A maximum of one (1) commercial vehicle per dwelling unit may be parked outdoors on residential property if the vehicle is:
 1. Used by a resident of the dwelling unit;
 2. Has a manufacturer's gross vehicle weight rating of ten thousand (10,000) pounds or less and is less than twenty-one (21) feet in length.
- B. Vehicles and/or equipment not normally associated with a residential use are specifically prohibited from being parked or stored outdoors on residential property. Such vehicles include, but are not limited to:
 1. Construction equipment, such as bulldozers, backhoes, skid steers, and fork lifts
 2. Dump and stake body style trucks
 3. Cube type vans and trucks
 4. Landscaping business equipment such as tractors, tree spades, graders and scrapers
 5. Semi-trailers and tractors
 6. Concession, vending and catering trailers
 7. Commercial/Industrial equipment trailers and lifts
 8. Tow trucks, wreckers or car carriers
- C. A recreational vehicle (RV) associated with residential uses may be parked as if a passenger vehicle but shall not be utilized for storage of goods, materials or equipment other than is considered part of the RV or essential to its function.
- D. All motor vehicles parked on a residential lot shall display current license plates and be in driveable condition.



Two driveways on a residential lot

Bicycle Parking Design and Location

- A. Parking designation. Bicycle parking requirements are as shown in Table ___, and shall be designated as long-term or short-term parking.

1. For all residential uses, including those in combination with other uses, at least ninety (90) percent of bicycle parking shall be designed as long-term parking.
 2. For all other uses, at least fifty (50) percent of all bicycle parking shall be designed as short-term parking.
- B. Required short-term bicycle parking spaces shall be located in a convenient and visible area within fifty (50) feet of a principal entrance and shall permit the locking of the bicycle frame and one (1) wheel to the rack and shall support a bicycle in a stable position without damage to the wheels, frame or components. With the permission of the city engineer, required bicycle parking may be located in the public right-of-way. Public bicycle parking spaces may contribute to compliance with required bicycle parking when located adjacent to the property in question.
- C. Required long-term bicycle parking spaces shall be located in enclosed and secured or supervised areas providing protection from theft, vandalism and weather and shall be accessible to intended users. Required long-term bicycle parking for residential uses shall not be located within dwelling units or within deck or patio areas accessory to dwelling units. With permission of the zoning administrator, long-term bicycle parking spaces for non-residential uses may be located off-site within three hundred (300) feet of the site.
- D. Bicycle parking spaces shall be two and one-half (2 1/2) by six (6) feet in size. Each required bicycle parking space must be accessible without moving another bicycle and its placement shall not result in a bicycle obstructing a required walkway. Bicycle racks shall be installed to the manufacturer's specifications, including the minimum recommended distance from other structures.

Moped Parking Design and Location

Where moped or scooter off-street parking is provided, it shall meet the following standards:

- A. Spaces shall be three (3) feet by six (6) feet in size with a vertical clearance of 6 feet and with a drive aisle of five (5) to six (6) feet.
- B. The spaces may be located close to bicycle parking areas but kept separate and out of the way of conflict with other motor vehicle traffic.
- C. Spaces shall be located and access should be provided such that the use or crossing of pedestrian facilities including wheelchair ramps by mopeds is discouraged and such that mopeds do not come into conflict with pedestrians or the users of wheel chairs.
- D. Access to moped areas should be provided using a separate driveway via a curb cut and ramp or mountable curb with a reduced slope after taking into account traffic movements on the street from which safe access must be provided.
- E. Moped driveways may cross a sidewalk as may any driveway but must not use the sidewalk to provide access to moped stalls. Moped parking areas behind a sidewalk should be separated by a curb when possible.

Off-Street Loading Requirements

Any use which has a gross floor area of ten thousand (10,000) square feet or more, and which requires deliveries or makes shipments, shall provide off-street loading facilities in accordance with the regulations of this Section.

- A. Location. All loading berths shall be located twenty-five (25) feet or more from the intersection of two street right-of-way lines. Loading berths shall not be located within any required front yard or street side yard setback area. All loading areas shall be located on private property and shall not be located within, or interfere with, any public right-of-way.
- B. Required number of spaces:
 - 1. Office buildings and lodging:
 - a. One (1) space for each ten thousand (10,000) to fifty thousand (50,000) square feet of gross floor area.
 - b. Two (2) spaces for each fifty thousand (50,000) to two hundred thousand (200,000) square feet of gross floor area.
 - c. One (1) additional space for each seventy-five thousand (75,000) square feet of gross floor area in excess of two hundred thousand (200,000) square feet.
 - 2. Retail, service, commercial, wholesale and industrial uses:
 - a. One (1) space for each five thousand (5,000) to twenty thousand (20,000) square feet of gross floor area.
 - b. Two (2) spaces for each twenty thousand (20,000) to one hundred thousand (100,000) square feet of gross floor area.
 - c. One (1) additional space for each seventy-five thousand (75,000) square feet of gross floor area in excess of one hundred thousand (100,000) square feet.
- C. Size of spaces. A required off-street loading space shall be at least ten (10) feet wide by at least twenty-five (25) feet in length for structures less than twenty thousand (20,000) square feet in gross floor area, and at least nine (9) feet wide by fifty (50) feet in length for larger structures. The above areas shall be exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least fourteen (14) feet.
- D. Uses for which off-street facilities are otherwise required but which are located in structures of less than ten thousand (10,000) square feet of floor area shall be provided with adequate receiving platforms or other facilities located off an adjacent street or alley, service drive, or other open space on the same lot.
- E. Surfacing. All open off-street loading areas shall be paved with a bituminous pavement or Portland cement concrete pavement in accordance with City of Madison standards and specifications.

Landscaping, Screening and Fencing

Statement of Purpose

The landscaping and screening requirements specified in this section are intended to:

- A. Foster aesthetically pleasing development which will protect and enhance the appearance, character, health, safety and welfare of the community.
- B. Increase the compatibility of adjacent uses, by minimizing adverse impacts of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusions and other objectionable views, activities or impacts to adjacent or surrounding uses.

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures.

Landscape Plan Required

Landscape plans shall be submitted as a component of a site plan, where required, or as a component of applications for other actions, including zoning permits, where applicable. Landscape plans for sites greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect. Elements of the landscape plan are listed in Appendix __, Submittal Checklists.

General Requirements

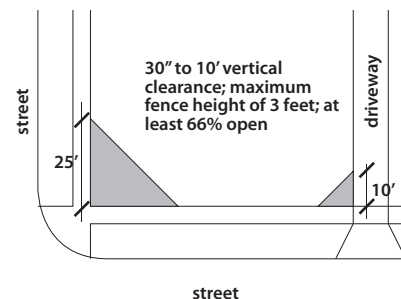
Landscaped areas on a development site include:

- Parking lot perimeter landscaping
- Parking lot interior landscaping
- Side and rear lot line buffers and screening
- Screening of other site elements
- General site landscaping

Vision Clearance at Corners

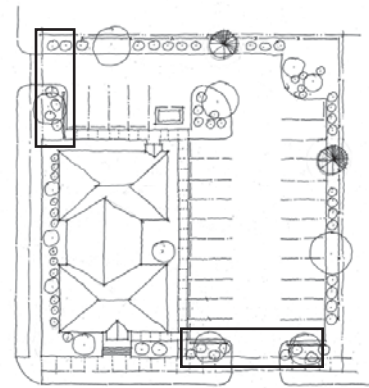
In order to provide a clear view of intersecting streets to motorists, a triangular area of clear vision formed by the two intersecting streets and driveways and a line connecting said centerlines, shall be kept clear of visual obstruction, as specified below.

- A. Where two streets intersect, the line shall extend a minimum of twenty-five (25) feet from the intersection of the two street property lines.
- B. At the intersection of a private drive or alley with a street, a vision clearance triangle with a minimum dimension of ten (10) feet from the intersection shall be maintained.



Vision clearance triangles for street and driveway

- C. At the intersection of any railroad crossing with a street or highway, a vision clearance triangle with a minimum dimension of three hundred thirty (330) feet shall be maintained.
- D. Within the vision clearance triangle, screening, planting, walls, fences or other obstructions are not permitted between a height of thirty (30) inches and ten (10) feet above the curb level, with the exception of fences a maximum of three (3) feet in height and at least two-thirds (2/3) open to vision.
- E. Dimensions of the vision clearance triangle may be reduced based on the recommendation of the Traffic Engineering Division.



Parking Lot Perimeter Landscaping

- A. Where off-street parking abuts a street or pedestrian walkway or trail, a buffer area a minimum of five (5) feet in width between the lot line and the paved surface of the parking lot is required. Within the NMX, TSS, MXC and Downtown districts, a buffer area a minimum width of three (3) feet in width is required.

Screening material within the buffer area shall include:

1. A masonry wall, ornamental fence, berm or hedge or combination that forms a screen a minimum of 3.5 feet in height and a maximum of 4 feet in height, at least 90 percent opaque on a year-round basis.
2. One (1) shade tree and five (5) shrubs per forty (40) lineal feet.
3. Within the NMX, TSS, MXC and Downtown districts, an ornamental fence or wall in combination with low shrubs or other foundation plantings may be substituted for these materials.
4. Non-planted areas of the required buffer shall not be paved, but shall either be covered with a weed barrier and mulched, or planted with ground cover, or both.



Parking Lot Perimeter Landscaping

- B. Where an off-street parking area abuts another off-street parking area across a lot line, a minimum five (5) foot buffer area is required between the lot line and the parking area. This green area shall be landscaped with a combination of shrubs, trees and ground cover, with at least one (1) shade tree and five (5) shrubs per forty (40) lineal feet. Shared parking across lot lines is exempt from this requirement; the shared lot shall be landscaped as a unit.

Parking Lot Interior Landscaping

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. All parking lots designed for twenty (20) or more parking spaces shall be landscaped in accordance with the following interior parking lot standards.

- A. A minimum of five percent (5%) of the asphalt or concrete area of the parking lot shall be devoted to interior planting islands. The planting islands shall contain a minimum of one hundred sixty (160) square feet and be a minimum of seven (7) feet in width.

- B. The primary plant materials shall be shade trees with at least one (1) shade tree for every one hundred sixty (160) square feet of landscaped area. Islands shall include shrubs, sod, or other vegetative ground cover between required trees.
- C. Islands may be curbed or may be designed as uncurbed bio-retention areas as part of an approved low impact stormwater management design approved by the Director of Public Works. The ability to maintain these areas over time must be demonstrated. [will need to cross-reference to Article 37, Erosion and Stormwater Runoff Control].

Side and Rear Lot Line Buffers and Screening

The following conditions require buffers and screening:

- Off-street parking area abutting a residential use or district.
- Commercial, mixed use or industrial use or district abutting a residential use or district.
- Intensive recreational use such as a ballfield or golf driving range abutting a residential use or district.
- Other cases where more intensive uses abut less intensive uses, or other specific circumstances as required as part of conditional use review.

A. The required buffer area shall be a minimum of five (5) feet in width, but may be increased as a condition of conditional use approval.

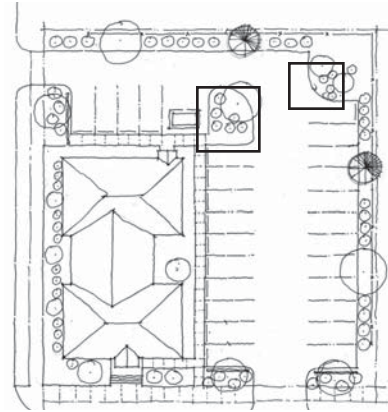
B. Screening material within the buffer area shall include:

1. A masonry wall, fence, berm or hedge or combination that forms a screen a minimum of six feet in height and at least ninety (90) percent opaque on a year-round basis, except that within the front yard setback area, screening or fencing shall not exceed four (4) feet in height.
2. Landscaping within the buffer area shall include a minimum of one (1) tree and five (5) shrubs per fifty (50) lineal feet. A maximum of twenty-five (25) percent of the total number of trees may be ornamental trees. Coniferous trees shall comprise at least fifteen (15) but no more than fifty (50) percent of the total number of trees.
3. Non-planted areas of the required buffer shall not be paved, but shall either be covered with a weed barrier and mulched, or planted with ground cover, or both.

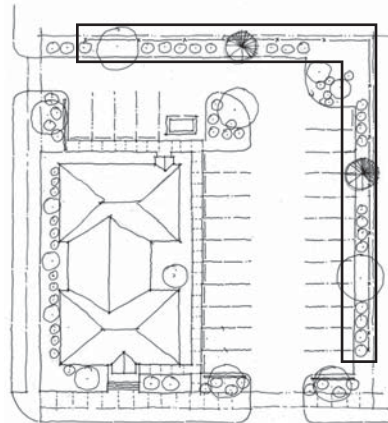
Screening of Other Site Elements

The following site elements shall be screened as follows:

- A. Refuse disposal areas. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than seven (7) feet.
- B. Outdoor storage areas. Outdoor storage areas shall be screened from abutting residential uses with a side and rear lot line landscape



Parking Lot Interior Landscaping

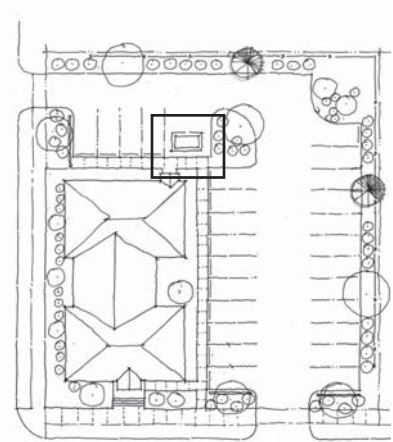


Side and Rear Lot Line Buffer and Screening

buffer, or as determined by conditional use approval. Areas shall be screened from street view by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet.

C. Loading areas. Loading areas shall be screened from abutting residential uses with a side and rear lot line landscape buffer, or as determined by conditional use approval. Areas shall be screened from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet.

D. Mechanical equipment. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the zoning administrator.



Screening of Other Site Elements

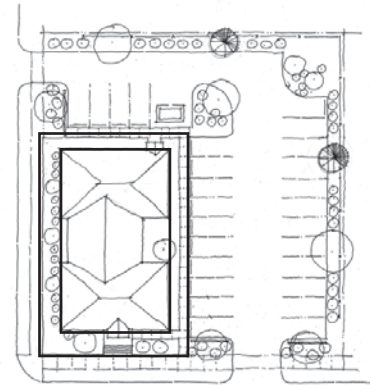
General Site Landscaping

All areas of a site not occupied by buildings, structures, walks, parking areas, driveways and service/loading facilities shall be landscaped as follows. These requirements are in addition to parking lot landscaping, side and rear lot line buffers and screening, and screening of other site elements.

A. At least one overstory deciduous shade tree, coniferous or ornamental tree shall be provided for each one thousand (1,000) square feet of open area. A maximum of twenty-five (25) percent of the total number of trees may be ornamental trees. Coniferous trees shall comprise at least fifteen (15) but no more than fifty (50) percent of the total number of trees.

B. At least one shrub shall be provided for each one thousand (1,000) square feet of open area.

C. The remainder of the open area shall be covered with turf grass, native grasses or other perennial flowering plants, vines, shrubs or trees.



General Site Landscaping

Design Standards for Landscape Material

A. Plant selection. Plant materials provided in conformance with the provisions of this section shall be of nursery quality and capable of withstanding the extremes of individual site microclimates. Preferred and prohibited plant materials are listed in Appendix __ [TBD]

B. Minimum size of plantings at time of installation.

1. Deciduous shade tree: one and one-half (1½) inch caliper
2. Ornamental tree: one and one-half (1¼) inch caliper
3. Coniferous tree: three (3) feet in height
4. Shrub: twelve (12) inches in height

C. Overall composition and location of landscaped areas shall complement the scale of the development and its surroundings. In general, larger, well-placed contiguous planting areas shall be preferred to smaller, disconnected areas.

Maintenance

The owner of the premises is responsible for the watering, maintenance, repair and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed free. Plant material that has died shall be replaced with equivalent vegetation within twelve (12) months.

Fences

Fences, walls and hedges used for screening may be erected, placed, or maintained in any yard along or adjacent to a lot line in accordance with the requirements identified in this section. The owner shall be responsible for properly locating all property lines before construction of any fence.

Fence Definition: An enclosure or barrier, such as wooden posts, wire, iron, or other manufactured material or combination of materials erected to enclose, screen or separate areas.

A. Height in residential districts.

1. The maximum height of a fence or hedge within required side and rear setbacks in a residential zoning district shall not exceed six (6) feet. A fence of up to eight (8) feet in height may be constructed on a district boundary line between a residential district and a mixed-use, commercial or employment district.
2. Fences around pools shall not exceed eight (8) feet.
3. The maximum height of a solid fence or hedge within a required front or corner side yard setback shall not exceed four (4) feet, except that a fence or hedge of up to six (6) feet may be located within a corner side yard setback behind the rear plane of the principal building.
 - a. Such front yard or corner side yard fences may be increased to a maximum height of five (5) feet if open, decorative, ornamental fencing materials that are less than fifty (50) percent opaque are used or to a maximum height of six (6) feet if open, decorative, ornamental fencing materials that are less than twenty (20) percent opaque are used.

B. Height in mixed use or nonresidential zoning districts. The maximum height of a fence or wall shall not exceed eight (8) feet except in required front or corner side yard setbacks where the maximum height of a solid fence or wall shall not exceed three (3) feet.

C. Height measurement. In the case of grade separation, such as the division of properties by a retaining wall, fence height shall be determined based on measurement from the average point between highest and lowest grade. If the fence is set back from the retaining wall by a distance of at least four (4) feet, the fence height shall be measured from the base of the fence.

D. Fences or walls shall comply with the vision clearance triangle requirements of Subsection ___.

E. Fences and walls located in the front or street side yard setback areas must be made of materials such as wood, ornamental metal, brick, vinyl-coated chain link or stone. Uncoated chain link fences may be used in interior side or rear yards.

- F. Temporary fencing, including the use of wood or plastic snow fences for the purposes of limiting snow drifting between November 1 and April 1, protection of excavation and construction sites, and the protection of plants during grading and construction is permitted for a time period consistent with an approved building permit or up to one hundred eighty (180) consecutive days per calendar year.