
##. Parking - Alternative 2

Introduction

This alternative removes minimum parking requirements in most nonresidential districts and changes the basis for calculating minimums and maximums for many uses.

Parking and Loading Standards

(1) 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.

(2) 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. No minimum parking. In the Central area, as defined, and the following districts, there is no specified minimum requirement for off-street parking of automobiles. Maximum parking requirements apply. Off-street parking for bicycles is required.
 - 1. Neighborhood Mixed Use (NMX) District
 - 2. Traditional Shopping Street (TSS) District
 - 3. Mixed Use Center (MXC) District
 - 4. Commercial Center (CC) District
 - 5. Traditional Workplace (TW) District
 - 6. Employment Campus (EC) District
 - 7. Suburban Office Park (SOP) District
 - 8. Industrial - Limited (IL) District

9. Industrial - General (IG) District

- B. Parking waiver. For nonresidential uses, the first five (5) spaces required under "Minimum Parking" or the first ten percent (10%) of parking required, whichever is greater, may be waived.
- C. Where number of employees is used to determine parking, it shall be based on the number of employees on the maximum working shift 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.
- D. 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.
- E. Bicycle space minimum. A minimum number of two (2) bicycle spaces (the equivalent of one two-sided bike rack) is required for nonresidential uses.
- F. Computation. Fractional space requirements of up to one-half ($\frac{1}{2}$) space shall be rounded down to the next whole number and greater than one-half ($\frac{1}{2}$) rounded up to the next whole number.
- G. 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.
- H. Unspecified uses. Where buildings are constructed without uses specified, the use with the highest parking requirement among all uses specified for the zoning district where the site is located shall be used to calculate off-street parking requirements.
- I. Unlisted uses. The zoning administrator shall establish the minimum and maximum parking and minimum loading required for any use not listed in Table __. 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	0	4 outside spaces	-
Two-family dwelling – two-flat	0	4 outside /d.u.	-
Two-family dwelling - twin	0	4 outside /d.u.	-
Three-family dwelling	minimum needed?	2 per dwelling	-
Single-family attached dwelling	minimum needed?	2 per dwelling	1 per dwelling
Multi-family dwelling	minimum needed?	2.5 per dwelling	1 per unit up to 2-bedrooms, ½ space per add'l bedroom; 1 guest space per 10 units
Accessory dwelling	0	2 per dwelling	1 per dwelling
Manufactured home, mobile home	0	(see lot coverage)	1 per dwelling
Caretaker's dwelling	0	2 per dwelling	1 per dwelling
Residential - Group Living			
Adult family home	1	4	1 per dwelling
Community living arrangement	as determined by zoning administrator based on number of rooms/ employees	150% minimum	1 per dwelling plus 1 per 3 rooms
Cohousing community	as determined by zoning administrator	150% minimum	1 per dwelling
Co-operative housing	0 if single-family; same as multi-family for that dwelling type	1 per bedroom	1 per bedroom plus 1 guest space per 4 bedrooms units
Lodging house, rooming house	as determined by zoning administrator based on number of rooms/ employees	1 per bedroom	1 per bedroom plus 1 guest space per 4 units
Dormitory, fraternity or sorority	1 per 4 lodging rooms; or as established in campus master plan	1 per bedroom	1 per bedroom plus 1 guest space per 4 units
Retirement home, assisted living, congregate care	1 space per 10 dwelling units or lodging rooms; 1 per 5 beds	1 per dwelling unit	1 per 4 units + 1 per 5 employees
Religious community	see place of worship	1 per bedroom	1 per bedroom
Civic and Institutional Uses			
Cemetery, mausoleum	as determined by zoning administrator	as determined by zoning administrator	as determined by zoning administrator
Day care, adult, child, nursery school	1 per 15 clients	200% of minimum	1 per 5 employees
Library, museum	0	1 per 400 square feet floor area	1 per 2,000 square feet floor area
Mission house in conjunction with religious institution	see place of worship	1 per 400 square feet floor area	1 per 400 square feet floor area
Parks and playgrounds	none, except where required for specific facilities, as determined by zoning administrator		

Use	Minimum	Maximum	Bicycle
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% of minimum	1 per 50 seats or 75 lineal feet of seating area or 1 per 350 feet of floor area in main worship space
Public safety facilities (fire, police stations, etc.)	as determined by zoning administrator	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	1 space per 5 students
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	1 space per 5 students
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 <u>1 per 5 students</u> , or as established in campus master plan
Mixed Commercial-Residential Uses			
Live/work unit	0 (d.u.) + 1 per 2 employees	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 2 employees	1.25 per employee	1 per 2,000 sq. ft. floor area
Office, call center	1 per 2 employees	1 per employee	1 per 10 employees
Artist, photographer studio, etc.	1 per 2 employees	2 per employee	1 per 2,000 sq. ft. floor area
Insurance office, real estate office, sales office	1 per 2 employees	1.25 per employee	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 2 employees	1 per employee	1 per 2,000 sq. ft. floor area
Physical, occupational or massage therapy	1 per 2 employees	2 per employee	1 per 2,000 sq. ft. floor area

Use	Minimum	Maximum	Bicycle
Veterinary clinic, animal hospital	1 per 2 employees	1 per employee	1 per 2,000 sq. ft. floor area
Retail Sales and Services			
General retail	Min. needed, TBD	1 per 250 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Animal boarding facility, kennel	1 per 2 employees	1 per employee	1 per 2,000 sq. ft. floor area
Bank, financial institution	1 per 2 employees	1.5 per employee	1 per 2,000 sq. ft. floor area
Building materials and home improvement retail center	1 per 1,000 sq. ft. floor area + 1 per 1,000 sq. ft. of outdoor sales, display	1 per 500 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	Min. needed, TBD	1.25 per employee	1 per 2,000 sq. ft. floor area
Copy shop	Min. needed, TBD	1 per 200 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Drive-through sales and services, primary and accessory	0 or as determined by zoning administrator	as determined by zoning administrator	n/a
Dry cleaning, commercial laundry	1 per 2 employees	1.25 per employee	1 per 4,000 sq. ft. floor area
Farmers' market	0	as determined by zoning administrator	as determined by zoning administrator
Food and related goods sales	Min. needed, TBD	1 per 200 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Furniture and household goods sales	1 per 1,000 sq. ft. floor area	1 per 500 sq. ft. floor area	1 per 5,000 sq. ft. floor area
Garden center, outdoor; Greenhouse, nursery	1 per 1,000 sq. ft. floor area + 1 per 1,000 sq. ft. of outdoor sales, display	1 per 500 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	Min. needed, TBD	1 per 200 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Liquor store	Min. needed, TBD	1 per 200 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Mortuary, funeral home	1 per 200 square feet of assembly area	1 per 100 square feet of assembly area	1 per 2,000 sq. ft. assembly area
Outdoor uses, commercial	Min. needed, TBD	1 per 500 sq. ft. of outdoor sales, display	1 per 5,000 sq. ft. outdoor sales, display
Package delivery service	Min. needed, TBD	1 per 200 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Payday loan business	Min. needed, TBD	1 per 200 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Pet daycare	1 per 15 clients	200% minimum	1 per 5,000 sq. ft. floor area
Photocopying	Min. needed, TBD	1 per 200 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Post office	Min. needed, TBD	1 per 150 sq. ft. floor area	1 per 2,000 sq. ft. floor area

Use	Minimum	Maximum	Bicycle
Secondhand goods sales	Min. needed, TBD	1 per 200 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Service business; service business with showroom or workshop	Min. needed, TBD	1 per 200 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Small appliance repair; small engine repair	1 per 2 employees	1 per employee	1 per 2,000 sq. ft. floor area
Food and Beverages			
Catering	1 per 2 employees	1 per employee	1 per 5 employees
Coffee shop, tea house	15% of capacity of persons	30% of capacity of persons	5% of capacity of persons
Restaurant, carry-out, deli (no liquor sales), restaurant-tavern, tavern, brewpub	20% of capacity of persons	40% of capacity of persons	5% of capacity of persons
Commercial Recreation, Entertainment and Lodging			
Bed and breakfast establishment	1 per 2 bedrooms in addition to requirement for dwelling	200% of minimum	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	0	1 per bedroom	1 per bedroom
Hotel, inn, motel	.75 per bedroom	2 per bedroom	1 per 10 bedrooms
Indoor recreation	as determined by zoning administrator (number employees & use characteristics)	as determined by zoning administrator	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.)	as determined by zoning administrator	as determined by zoning administrator	as determined by zoning administrator
Theater, assembly hall, concert hall	20% of the capacity of persons in the auditorium, or as established in campus master plan (if applicable)	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	20% of capacity in persons	40% of capacity	5% of capacity
Automobile Services			
Auto service station, body shop, repair station	1 per 2,000 sq. ft. of floor area excluding service bays + 2 spaces per service bay	1 per 1,000 sq. ft. of floor area excluding service bays + 2 spaces per service bay	1 per 5 employees
Auto convenience market	1 per 1,000 sq. ft. of floor area	1 per 500 sq. ft. of floor area	1 per 1,000 sq. ft. floor area
Auto sales and rental Note: rental vehicles on site may be stacked	1 per 1,000 sq. ft. floor area + 2 spaces per service bay, if any	1 per 500 sq. ft. floor area + 4 spaces per service bay	1 per 5 employees
Automobile storage and towing (excluding wrecked or junked vehicles)	as determined by zoning administrator (number trucks and storage area size)	as determined by zoning administrator	1 per 5 employees

Use	Minimum	Maximum	Bicycle
Car wash	as determined by zoning administrator	as determined by zoning administrator	1 per 5 employees
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
Electric substations, gas regulator stations, telecommunications facilities, sewerage system lift stations, water pumping stations and other public utility uses	0	as determined by zoning administrator	-
Transportation Uses			
Bus or railroad passenger depot, railroad or intermodal freight yard, motor freight terminal, railroad yard or shop, taxi dispatching, maintenance and storage	0	as determined by zoning administrator	1 per 10 employees
Limited Production, Processing and Storage			
Artisan workshop	0	1 per employee/artist	1 per 5 employees
Bakery, wholesale	1 per 2 employees	1 per employee	1 per 5 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 2 employees	1 per employee	1 per 2,500 sq. ft. floor area
Limited production and processing	1 per 2 employees	1 per employee	<u>1 per 5 employees</u>
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	0	1 per employee	1 per 10 employees
Industrial Uses			
Light manufacturing	1 per 2 employees	1 per employee	1 per 10 employees
General manufacturing	1 per 2 employees	1 per employee	1 per 10 employees
Asphalt, concrete batching or ready-mix plant	as determined by zoning administrator	as determined by zoning administrator	1 per 10 employees
Brewery	1 per 2 employees	1 per employee	1 per 10 employees
Concrete, asphalt and rock crushing facility	0	0	1 per 10 employees
Extraction of gravel, sand, other raw materials	0	0	1 per 10 employees
Lumberyard	1 per 1,000 sq. ft. floor area + 1 per 1,000 sq. ft. of outdoor sales, display	1 per 500 sq. ft. floor area + 1 per 500 sq. ft. of outdoor sales, display	1 per 10 employees
Motor vehicle salvage	as determined by zoning administrator	as determined by zoning administrator	1 per 10 employees
Hazardous waste collection, storage or transfer	1 per 2 employees	1 per employee	1 per 10 employees

Use	Minimum	Maximum	Bicycle
Recycling center	1 per 2 employees	1 per employee	1 per 10 employees
Agricultural Uses			
Cultivation	0	1 per employee	1 per 5 employees
Animal husbandry	0	1 per employee	1 per 5 employees
Intensive agriculture	as determined by zoning administrator	as determined by zoning administrator	1 per 5 employees
On-site agricultural retail, farm stand	as determined by zoning administrator	as determined by zoning administrator	as determined by zoning administrator