

- (e) The provisions of this section may be modified for conditional uses subject to Plan Commission review.

28.141 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) Encourage reduction of surface parking as a means of reducing dependence on private automobiles and reducing the pollution and congestion that are associated with automobile use.
- (b) Encourage reduction of surface parking as a means of fostering more compact development patterns and encouraging transit, bicycle and pedestrian circulation.
- (c) Minimize the adverse effects of off-street parking and loading on adjacent properties.
- (d) Minimize spillover on-street parking in neighborhoods.
- (e) Encourage shared parking arrangements that will support mixed use development and compact development patterns.
- (f) Encourage bicycle circulation by providing adequate parking and storage space for bicycles.
- (g) Encourage parking locations that do not disrupt Madison’s traditional streetscape.

(2) Organization of this Section.

Certain districts do not require off-street parking, as set forth in Table 28J-2. Where off-street parking is required, Table 28J-3 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. Off-street parking may be waived or reduced under specific conditions, as set forth in Table 28J-4.

(3) No Minimum Parking Required.

In the Central area, as defined, and the following districts, there is no specified minimum requirement for off-street parking of automobiles, with the exceptions specified in Table 28J-2 below. Maximum parking requirements continue to apply as specified in Table 28J-3. Off-street parking for bicycles is required as specified in Table 28J-3. For conditional uses, parking requirements may be established as part of the conditions pertaining to a use.

Table 28J-2. Districts with no Minimum Parking Requirements; Exceptions

District/Area	Parking Requirement	Exceptions
Central Area	No minimum	
Neighborhood Mixed Use (NMU)	No minimum, with exceptions	Buildings, uses, or additions exceeding ten thousand (10,000) square feet gross floor area. Food and beverage uses (see note a)
Traditional Shopping Street (TSS)	No minimum, with exceptions	Buildings, uses, or additions exceeding ten thousand (10,000) square feet gross floor area for an individual establishment or

		twenty-five thousand (25,000) square feet gross floor area for a mixed-use or multi-tenant building. Food and beverage uses (see note a)
Mixed Use Center (MXC)	No minimum	
Commercial Center (CC)	No minimum	
Traditional Workplace (TW)	No minimum, with exceptions	Buildings, uses, or additions exceeding twenty-five thousand (25,000) square feet gross floor area. Food and beverage uses (see note a)
Employment Campus (EC)	No minimum	
Suburban Employment Center	No minimum	
Industrial - Limited (IL)	No minimum	
Industrial - General (IG)	No minimum	
(a) Within the NMX, TSS and TW districts, food and beverage uses shall meet minimum parking requirements if other food and beverage uses that do not meet minimum parking requirements exist within three hundred (300) feet of the proposed use. This requirement may be reduced or waived if parking is provided through a shared agreement, as provided in Section (3)C below.		

(4) Off-Street Parking Requirements, Applicability.

Table 28J-3 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. Compliance with this Section is required in the case of any change in use or occupancy.

Parking requirements are determined as follows:

- (a) Number of employees. 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.
- (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 (1/2) space shall be rounded down to the next whole number and greater than one-half (1/2) 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) 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.
- (g) 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 28J-3. Off-Street Parking Requirements

Use	Minimum	Maximum	Bicycle
Residential – Family Living			
Single-family detached dwellings	1 (location only)	4 outside spaces	
Two-family dwelling – two-flat	1 (location only)	4 outside /d.u.	-
Two-family dwelling - twin	1/d.u. (location only)	4 outside /d.u.	-
Three-family dwelling	1/d.u. (location only)	2 per dwelling	-
Single-family attached dwelling	1 per dwelling	2 per dwelling	1 per dwelling
Multi-family dwelling	1 per dwelling	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	
Manufactured home, mobile home	0	(see lot coverage)	
Caretaker’s dwelling	0	2 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
Housing cooperative	same as dwelling type prior to conversion to co-op	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

Use	Minimum	Maximum	Bicycle
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		
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 Schools, arts, technical or trade	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
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 5 students, or as established in campus master plan
Mixed Commercial-Residential Uses			
Live/work unit	1/d.u. +1 per 2 employees	2 outside	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)
Office Uses			
Offices Artist, photographer studio, etc. 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
Call center	1 per 2 employees	1 per employee	1 per 10 employees

Use	Minimum	Maximum	Bicycle
Medical Facilities			
Clinic, medical, dental or optical Medical laboratory Physical, occupational or massage therapy Veterinary clinic, animal hospital	1 per 400 sq. ft. floor area	1 per 200 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
Retail Sales and Services			
General retail Animal boarding facility, kennel Bank, financial institution Business sales and services Food and related goods sales Laundromat, self-service Liquor store Package delivery service Payday loan business Post office Secondhand goods sales Service business; service business with showroom or workshop Small appliance or engine repair	1 per 400 sq. ft. floor area	1 per 200 sq. ft. floor area	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
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
Furniture and household goods sales 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
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	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
Pet daycare	1 per 15 clients	200% minimum	1 per 5,000 sq. ft. floor area
Food and Beverages			
Catering	1 per 2 employees	1 per employee	1 per 5 employees
Coffee shop, tea house Restaurant, carry-out, deli Restaurant-tavern, tavern, brewpub	15% 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

Use	Minimum	Maximum	Bicycle
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	15% 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 of persons	40% of capacity of persons	5% of capacity of persons
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
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

Use	Minimum	Maximum	Bicycle
Bakery, wholesale Bottling plant Laboratories - research, development and testing Limited production and processing Mail order house Printing and publishing Recycling collection center, drop-off station	1 per 2 employees	1 per employee	1 per 5 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
Storage - personal indoor facility	0	1 per employee	1 per 10 employees
Industrial Uses			
Light manufacturing General manufacturing Brewery Hazardous waste collection, storage or transfer Recycling center	1 per 2 employees	1 per employee	1 per 10 employees
Asphalt, concrete batching or ready-mix plant Concrete, asphalt and rock crushing facility Extraction of gravel, sand, other raw materials Motor vehicle salvage	as determined by zoning administrator	as determined by zoning administrator	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
Recycling center	1 per 2 employees	1 per employee	1 per 10 employees
Agricultural Uses			
Animal husbandry Cultivation	0	1 per employee	1 per 5 employees
Intensive agriculture On-site agricultural retail, farm stand	as determined by zoning administrator	as determined by zoning administrator	1 per 5 employees

(5) Adjustments to Minimum Number of Required Spaces.

Where minimum parking is required, the following adjustments may be made, as outlined in Table 28J-4.

Table 28J-4. Minimum Parking Waivers and Reductions.

Waiver or Reduction	Requirement
Nonresidential parking waiver	For nonresidential uses, the first 5 spaces required under "Minimum Parking" or the first 10% of parking required, whichever is greater, may be waived.
Residential parking deferral	A single-family or two-family dwelling may defer construction of required parking and driveway until desired. Parking and driveway locations meeting all requirements must be shown on an approved site plan.

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 __.
Parking reduction request	<p>A reduction in the minimum number of parking spaces required may be granted through the following procedures:</p> <ol style="list-style-type: none"> 1. A reduction of up to 20 spaces may be approved by the zoning administrator or may be referred to the Plan Commission for consideration. 2. A reduction of more than 20 spaces but less than 25% of the required parking may be approved by the Director or may be referred to the Plan Commission for consideration. 3. A reduction of more than 20 spaces and 25% or more of the required parking must be reviewed by the Plan Commission as a conditional use. <p>A parking reduction request must be initiated by the owner, who must submit information to support the argument for reducing the required number of spaces. Factors to be considered include but are not limited to: availability and accessibility of alternative parking, impacts on adjacent residential neighborhoods; existing or potential shared parking agreements; number of residential parking permits issued for the area; proximity to transit routes and/or bicycle paths and provision of bicycle parking; the characteristics of the use, including hours of operation and peak parking demand times; design and maintenance of off-street parking that will be provided; and whether the proposed use is new or a small addition to an existing use.</p>
Bicycle parking reduction	<p>The amount of bicycle parking required may be reduced under the following circumstances:</p> <ol style="list-style-type: none"> 1. If more than 50 bicycle parking spaces are required, the required spaces above 50 may be reduced by one-half. 2. If site constraints make it infeasible to provide sufficient bicycle parking on site, the required amount may be reduced or waived by the zoning administrator. 3. If permission has been granted to locate required bicycle parking in the public right-of-way, those spaces may contribute to the minimum requirement. 4. Public bicycle parking spaces within 300 feet may be counted toward compliance with required bicycle parking.
Shared car reduction	A reduction in residential parking may be approved by the zoning administrator if a shared or community car is available on or within reasonable proximity of the site, for use by residents.
Transit corridor reduction	Within 600 feet of a high-frequency transit corridor, as defined, the Plan Commission may authorize a reduction in minimum parking requirements of up to 25%, depending on frequency of transit service and adequacy of pedestrian and bicycle linkages to transit stops or stations.
Off-site parking reduction	Parking for nonresidential uses may be reduced by one space for each space in a public parking lot or public parking structure located within 1,320 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.
Deferral of required parking spaces	Any applicant may defer installation of all or a portion of the required parking until such parking is needed; however, the site plan shall depict the minimum number of required parking spaces.
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. 28.141(12).
Substitution by bicycle parking	Four (4) bicycle parking spaces above the minimum number required may be substituted for one (1) required automobile parking space.

(6) Exceptions to Exceed Maximum Number of Spaces.

Parking may exceed the maximum requirement in Table 28J-3 provided that the excess parking is underground or structured.

- (a) Surface parking exceeding the maximum may be allowed as a conditional use, provided that the following factors are considered, in addition to the criteria of Section 28.183.
 - 1. Documentation regarding the actual parking demand for the proposed use.
 - 2. The impact of the proposed use on the parking and roadway facilities in the surrounding area.
 - 3. Whether the proposed use is located near a parking area that is available to the customers, occupants, employees and guests of the proposed use.
 - 4. The availability of alternative forms of transportation and actions being taken by the applicant to enhance or promote those alternatives.
 - 5. Structured parking, rain gardens or other bioretention facilities, additional landscaping, pervious pavement, or other mitigation measures may be required as conditions for an exception.
- (b) Zoning lots and uses that already exceed maximum parking requirements as of the effective date of this ordinance may continue to maintain existing parking but shall not increase that parking without conditional use approval.

(7) 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 located within one thousand three hundred twenty (1,320) feet of each use served, and shall meet 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 28J-3, by the appropriate percentage indicated in the table, for each of the six (6) designated time periods.
 - 2. Add the resulting sums for each of the six (6) columns.
 - 3. The minimum parking requirement shall be the highest sum among the six (6) 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 28J-5, 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 28J-5 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 28J-5. The zoning administrator may impose reasonable conditions to mitigate potential negative effects.

Table 28J-5. Shared Parking Calculations

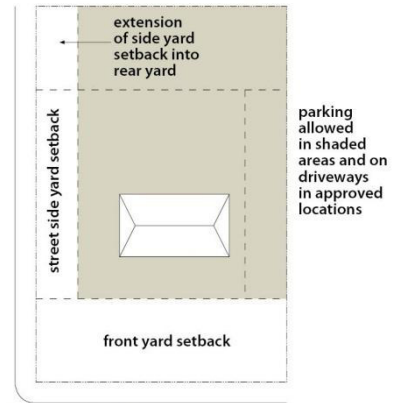
General Land Use Classification	Weekdays			Weekends		
	2:00 a.m. -- 7:00 a.m.	7:00 a.m. -- 6:00 p.m.	6:00 p.m.-- 2:00 a.m.	2:00 a.m.-- 7:00 a.m.	7:00 a.m. -- 6:00 p.m.	6:00 p.m.-- 2:00 a.m.
Office/Warehouse/Industrial	5%	100%	5%	0%	10%	0%
Retail sales and services	0%	90%	80%	0%	100%	60%
Restaurant (not 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.
- (8) 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.

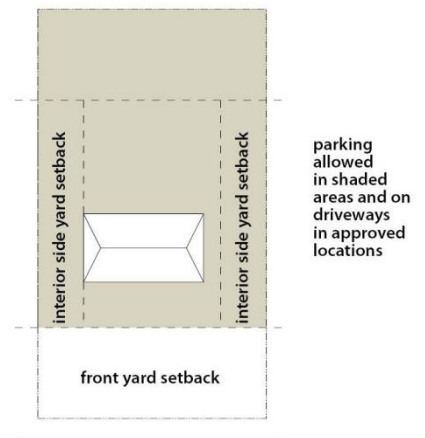
1. Residential drives serving single- to two-family dwellings may contain a grass center provided that the areas on which the vehicle's wheels touch are a minimum of twelve (12) to eighteen (18) inches in width.
- (b) Snow removal. In winter months, required parking areas, including bicycle parking areas, shall be cleared of snow within a reasonable time. Areas used for snow storage shall be approved by the zoning administrator.
- (c) Residential Parking Locations (see illustrations A, B, C).

1. Parking is not permitted within front yard setbacks, or any street side yard setback, including the side yard setback extension into the rear yard, except on a driveway meeting the standards of Subsection (9) below.
2. 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.
3. Parking spaces may be located within:
 - a. an interior side yard setback;
 - b. a rear yard setback, with a minimum separation of three (3) feet from a street right-of-way (on a corner or reversed corner lot);
 - c. the building envelope.
4. Parking on a through lot. Through lots are defined as having two (2) front yards and no rear yard. Parking on a through lot may be located within the building envelope, or an interior side yard setback, but not in either front yard setback.
5. A maximum of forty percent (40%) of the front and rear yard setbacks may be paved and used for driveway and parking purposes. Lot coverage requirements also apply to residential lots.

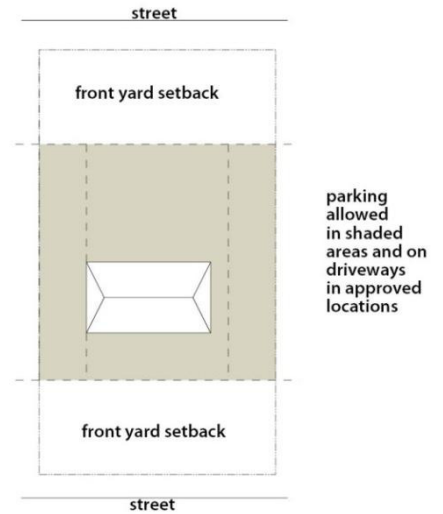
- (d) Landscaping and Screening. All off-street parking areas shall be landscaped according to the standards of Section 28.142, with the exception of parking for single-family detached, two-family and three-family dwellings.



A. Parking locations on residential corner or reversed corner lot



B. Parking locations on interior lot

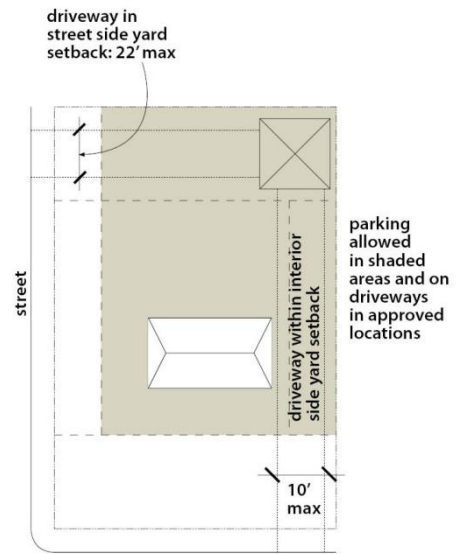


C. Parking locations on through lot

(9) Residential Driveway Design and Location.

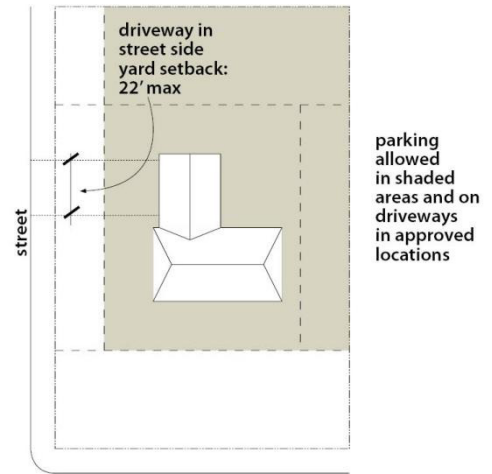
Driveways shall be designed according to the requirements of Section 10.08, Madison General Ordinances and the following standards.

- (a) Driveways shall be a minimum of eight (8) feet in width, except where otherwise specified in Section 10.08.
- (b) Driveways may be located in the following locations:
 - 1. Within a front yard setback or street side yard setback, including the extension of the side yard setback into the rear yard setback (see illustrations D and E). 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 (8)(c) above. Maximum driveway width is the width of the garage entrance or parking area, up to a maximum of twenty-two (22) feet.
 - 2. Within an interior side yard setback, leading to a garage or parking area located in compliance with Subsection (8)(c) above (see illustration D). Maximum driveway width is ten (10) feet, which shall not be exceeded within the front yard setback. No setback between the driveway and the side lot line is required

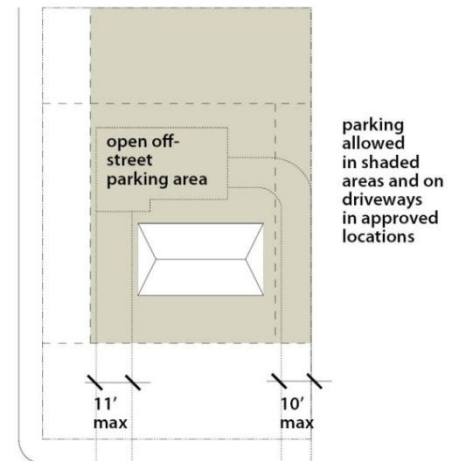


D. Interior and street side yard driveway examples; detached garage

- (c) Two driveways may be constructed within a front yard setback or, on a corner lot, within the street side yard setback, including the extension of the side yard setback into the rear yard setback, if the following standards are met (see illustration F):
 1. Each driveway is a maximum of eleven (11) feet wide, or ten (10) feet within an interior side yard setback.
 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 (8)(c) above.
- (d) Two driveways may be constructed to serve twin dwellings (two-family dwellings separated by a common wall). Each dwelling may have one driveway that meets the requirement of Para. (c) above, with a maximum width equal to the width of the garage entrance or parking area, not to exceed twenty-two (22) feet.
- (e) A maximum of two (2) curb cuts are permitted for any residential lot.
- (f) Driveways may be shared between two single- or two-family lots, provided that appropriate easements or other agreements are established. Shared driveways shall meet the minimum and maximum width requirements of this section.
- (g) Driveways shall be oriented in a perpendicular fashion to the street from which they take access, and shall cross required setbacks in a perpendicular fashion, to the extent feasible.
- (h) Driveways serving commercial or industrial uses shall not cross residentially-zoned properties, except where allowed by conditional use.



E. Street side yard driveway example; attached garage



F. Two driveways on a residential lot

(10) 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 a passenger vehicle but shall not be utilized for living space or storage of goods, materials or equipment other than is considered part of the RV or essential to its function.
- (d) All vehicles parked on a residential lot shall display current license plates and be in safe, functional and operable condition.

(11) Bicycle Parking Design and Location.

- (a) Parking designation. Bicycle parking requirements are as shown in Table 28J-3 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 percent (90%) of resident bicycle parking shall be designed as long-term parking. Any guest parking shall be designed as short-term parking.
 2. For all other uses, at least fifty percent (50%) 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.
- (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. No fee shall be charged for long-term resident bicycle parking.
- (d) Bicycle parking spaces shall be located on an improved, dust-free surface with a slope no greater than three percent (3%).
- (e) Bicycle parking spaces shall be a minimum of two and one-half (2 ½) by six (6) feet in size, with an access aisle a minimum of five (5) feet in width. 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.

(12) Moped Parking Design and Location.

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

- (a) Spaces shall be a minimum of three (3) feet by six (6) feet in size with a vertical clearance of six (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. Moped parking shall not be located within front yard setback areas.
- (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 wheelchairs.
- (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.

(13) 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 are based on the size of the establishment as follows:

Size of establishment	Number of loading spaces
Office buildings and lodging:	
10,000 to 50,000 sq. ft. GFA	1 loading space
50,001 to 200,000 sq. ft. GFA	2 loading spaces
over 200,000 sq. ft. GFA	2 + 1 additional space per each 75,000 sq. ft. GFA above 200,000
Retail, service, commercial, wholesale and industrial uses	
10,000 to 20,000 sq. ft. GFA	1 loading space
20,001 to 100,000 sq. ft. GFA	2 loading spaces
over 100,000 sq. ft. GFA	2 + 1 additional space per each 75,000 sq. ft. GFA above 100,000

- (c) Size of spaces. A required off-street loading space shall be at least ten (10) feet wide by at least thirty-five (35) feet in length for structures less than twenty thousand (20,000) square feet in gross floor area, and at least ten (10) 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) Shared loading. Two or more uses on adjacent zoning lots may share a loading area.

- (e) Uses for which off-street facilities are otherwise required but which are located in structures of less than twenty thousand (20,000) square feet of floor area may use drive aisles or other suitable areas on the same lot for loading purposes.
- (f) 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.

28.142 LANDSCAPING AND SCREENING REQUIREMENTS.

(1) Statement of Purpose.

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

- (a) Protect and restore the natural environment throughout the development process.
- (b) Reduce the negative environmental effects of development while fostering aesthetically pleasing development which will protect and enhance the appearance, character, health, safety and welfare of the community.
- (c) Reduce the “heat island” effect of impervious surfaces such as parking lots by cooling and shading the surface area.
- (d) 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.

(2) 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.

(3) Landscape Plan and Design Standards.

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 zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

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.

- (a) Elements of the landscape plan shall include the following:
 1. Plant list including common and Latin names;
 2. Site amenities, including bike racks, benches, trash receptacles, etc.;
 3. Storage areas;
 4. Lighting (landscape, pedestrian or parking area);
 5. Irrigation;
 6. Hard surface materials;
 7. Labeling of mulching, edging and curbing;
 8. Areas of seeding or sodding;