

ORDINANCE NO. 2011-2043

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT
ORDINANCE TEXT TO AMEND SECTION 15-5.0203 AND
TABLE 15-5.0203 TO REDUCE OFF-STREET PARKING SPACE
AND ON-SITE QUEUING REQUIREMENTS FOR NON-RESIDENTIAL USES

WHEREAS, Section 15-5.0203 and Table 15-5.0203 of the Unified Development Ordinance provide in part for off-street parking space and on-site queuing requirements for non-residential uses within the City of Franklin; and

WHEREAS, the City of Franklin having applied for a text amendment to Section 15-5.0203 and Table 15-5.0203 of the Unified Development Ordinance so as to reduce the minimum parking requirements and address queuing requirements; and

WHEREAS, the Plan Commission having reviewed the proposed amendment to reduce the minimum parking requirements and address queuing requirements within the City of Franklin, and having held a public hearing on the proposal on the 21st day of April, 2011 and thereafter having recommended approval of such amendment; and

WHEREAS, the Common Council having accepted the recommendation of the Plan Commission and having determined that the proposed amendment is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and will serve to further orderly growth and development and promote the health, safety and welfare of the Community.

NOW, THEREFORE, the Mayor and Common Council of the City of Franklin, Wisconsin, do ordain as follows:

SECTION 1: Section 15-5.0203 and Table 15-5.0203 of the Unified Development Ordinance of the Municipal Code of the City of Franklin, Wisconsin are hereby amended in their entirety to read as follows:

SECTION 15-5.0203 **OFF-STREET PARKING SPACE AND ON-SITE QUEUING
REQUIREMENTS FOR USE TYPES**

- A. **Standards for Off-Street Parking Spaces and On-Site Queuing Required for Uses.** Table 15-5.0203 designates the Standard Parking Ratio for specific uses. The Standard Parking ratio maximum limit may be exceeded by 10% or 5 parking spaces, whichever is greater, and the minimum limit may be exceeded by no more than 25% below the Standard Parking Ratio (except as may be set forth in a Planned Development District Ordinance or a Special Use Permit). The Common Council, Plan Commission or

Department of City Development, within their respective approval authorities (“approval authority”), may reject parking plans within an application which are within the above stated requirements, and set forth other parking requirements, upon a determination that the application plan is inappropriate due to site conditions or other reasonable land use factor considerations.

B. Potential Parking Increases and Reductions. The approval authority may approve parking and queuing requirements above or below the standards set forth under Subsection A. above, subject to the following requirements:

i. Potential Parking Reduction Considerations (below 25% of the Standard Parking Ratio).

1. For on-site parking, the applicant submits reasonably sufficient proof that the minimum number of required parking spaces would exceed the proposed use’s projected parking demand. Evidence may include, but not limited to, parking standard comparisons and/or comparisons of parking demand for existing similar uses.
2. For on-site queuing, the applicant provides reasonably sufficient proof that vehicle stacking will not interfere with roadways, parking lot circulation or pedestrian safety.
3. For on-site parking, in cases of proposed shared parking by two (2) or more uses on the same or adjoining property or properties, the applicant submits reasonably sufficient proof that:
 - a. The uses that share parking have peak parking demand at different and non-conflicting times.
 - b. Pedestrian sidewalks or paths shall be provided as safe connections between all uses sharing the parking area.
 - c. A shared parking agreement shall be submitted with and/or as a condition of any approval.
4. For on-site parking, in the alternative or in addition to the requirements of Subsections 1. and 3. above, the applicant provides a plan reserving certain lands for the potential future development of paved off-street parking to meet the full requirements of Table 15-5.0203, if needed in the future. When proposed by an applicant, this reserved off-street parking area shall be shown and noted on the site plan, maintained as open space and then, when needed, developed with paved off-street parking spaces, upon a determination by the approval authority that such off-street parking is necessary due to parking demand on the property exceeding original approval conditions or expectations. The approval authority may require the provision of a letter of credit or other approved financial surety at the time of permit issuance in an amount not to exceed one hundred and twenty-five (125) percent of the estimated cost of the reserved paved off-street parking area construction. The reserved parking area shall not be considered in the

calculation of any required green space, snow storage or landscaping area(s) otherwise required under this Ordinance.

ii. **Potential Parking Increase Considerations (above 10% or 5 spaces of the Standard Parking Ratio).**

1. For on-site parking, the applicant submits reasonably sufficient proof that the maximum number of required parking spaces would be insufficient for the proposed use's projected parking demand. Evidence may include, but not limited to, parking standard comparisons and/or comparisons of parking demand for existing similar uses.
2. For on-site queuing, the applicant provides reasonably sufficient proof that additional vehicle stacking space is needed to prevent interference with roadways, parking lot circulation or pedestrian safety.
3. For on-site parking, the applicant submits reasonably sufficient proof that there are no reasonable opportunities to share parking within or adjacent to the site.
4. For on-site parking, the applicant submits reasonably sufficient proof of a greater need for handicapped accessible parking spaces, while still needing to provide sufficient standard parking spaces.

C. **Cross Parking/Access Agreements.** Cross parking/access agreements may be required by and shall be subject to the review and approval by the approval authority. Cross parking/access agreements shall be recorded with the Office of the Register of Deeds for Milwaukee County.

D. **Off-Street Parking Requirements for Use Types.** A proposed parking lot in which the number of parking spaces substantially exceeds the minimum number of parking spaces required under Table 15-5.0203 is discouraged. Parking calculations shall be based upon the definition of "Floor Area, Gross (For Determining Requirements for Off-Street Parking and Off-Street Loading)", set forth in Section 15-11.0103 of this Ordinance.

Table 15-5.0203

OFF-STREET PARKING & ON-SITE QUEUING REQUIREMENTS FOR USE TYPES

Use	Standard Parking Ratio for Off-Street Parking Spaces
Agricultural Uses:	
Agriculture	None Required
Nurseries	1 space per 4,000 sq. ft. of outdoor display area, plus 1 for each company vehicle plus 1 for each employee
Residential Uses:	
Single-Family Detached Dwelling Structure	2 spaces per D.U. One (1), two (2) car attached garage for each single-family dwelling. A detached garage for off-street parking, which meets all other codes, is permitted upon lots of record prior to August 1, 1998.
Two-Family Dwelling Structure	2 spaces per D.U. One (1), two (2) stall attached garage per dwelling unit. A detached garage for off-street parking which meets all other codes, is permitted only in the Village of St. Martins VR Village Residence District and VB Village Business District on a lot of record less than 40,000 square feet in area
Mobile Home	2 spaces per D.U.

Mobile Home Park	2 spaces per D.U.
Efficiency and One Bedroom Apartment	1 space per D.U.
Two Bedroom Apartment	2 spaces per D.U.
Three or More Bedroom Apartment	2.5 spaces per D.U.
Group Homes or Institutional Residential not within a residential neighborhood.	1 space per bedroom
Recreational Uses:	
Camps, Day or Youth	1 space per employee
Campgrounds	1 space per travel trailer space
Golf Course	3 spaces per hole, plus any required for other uses which are a part of the facility
Golf Driving Range or Rifle Range	1 space per 10 linear ft. of driving or firing line plus 1 space per employee
Arenas and Stadiums	0.33/seat
Playing Fields	1 space per 4,000 sq. ft. of outdoor playfield area, plus 1 space per acre of passive recreation area
Resorts	1 space per 3 patrons
Riding Arenas, Equestrian Centers, or Public Stables	1 space per 4 equestrian stalls, plus 1 per 2,000 sq. ft. of riding area
Riding Stables	1 space per 4 equestrian stalls
Skating Rink	6 spaces per 1,000 sq. ft. of rink area, plus additional parking spaces as may be required by buildings or areas used for other purposes
Swimming Pool	1 space per 100 sq. ft. of pool area, plus additional parking spaces as may be required by buildings or areas used for other purposes
Tennis, Racquetball, or Handball Courts	2 spaces per court
Volleyball Courts	4 spaces per court
Bowling Alleys	6 spaces per lane, 2 spaces per pool/billiard table, plus additional parking spaces as may be required by buildings or areas used for other purposes
Dance Halls	1 space per each 3 patrons based on the maximum number of persons that can be accommodated at the same time in accordance with design capacity and Fire District regulations, plus 6 queuing spaces
Health Club or Spa	4/1,000 sq. ft. of GFA
Library	3.5/1,000 sq. ft. of GFA
Museum	3.5/1,000 sq. ft. of GFA
Recreation Center	5/1,000 sq. ft. of GFA, plus 6 queuing spaces
Theaters, Assembly Rooms, Gymnasiums, Grandstands, Meeting Halls, Convention Halls, or Exhibition Halls (and all other public assembly places)	Where not seated, 0.25/person, based on permitted capacity. Where seated, 0.3/seat.
Institutional Uses: Indoor	
Church or Synagogue	0.4/seat, plus 6 queuing spaces
Clubs, Lodges, or Associations	1 space per 50 sq. ft. of GFA, plus 5 queuing spaces
Hospital	1 space per employee plus 2 spaces per bed and 8 queuing spaces
Nursing Homes	1 space per employee plus 1 space per 3 beds and 6 queuing spaces
Schools: Elementary or Junior High (Public or Private)	0.2/gym or auditorium seat, or 0.3/student, whichever is greater and 10 queuing spaces
Schools: Senior High (Public or Private)	0.3/gym or auditorium seat, or 0.3/student, whichever is greater, and 12 queuing spaces
Colleges, Junior Colleges, or Universities (Public or Private)	0.5 space per classroom seat, or the maximum number of students that can be accommodated in accordance with design capacity, whichever is greater
Trade School, Music, School, Dance School, or Business School	1 space per student based upon the maximum number of students that can be accommodated within the design capacity of the facility
Rooming or Boarding Houses including Apartment Hotels	1.5 spaces per lodging room, suite of rooms to accommodate 1 lodger, or dwelling unit
Public Service or Utilities	1 space per employee plus 1 space per stored vehicle
Day Care Home (In Residential Structure)	As required per type of D.U. plus 1 space for picking up and dropping off children

Day Care Center or Nursery School	0.3/person, based on licensed enrollment capacity, plus 6 queuing spaces
Commercial Uses: General Office	
General, including Government Offices	3.33/1,000 sq. ft. of GFA
Medical, Outpatient or Dental Office/Clinic	6.5/1,000 sq. ft. of GFA, plus 6 queuing spaces
Veterinary Office/Clinic	4.5/1,000 sq. ft. of GFA, plus 6 queuing spaces
Hospital or Medical Center	Should be established in accordance with a study of parking needs prepared specific for the subject institution
Commercial Uses: Retail	
Convenience Market	8/1,000 sq. ft. of GFA
Department Stores	4/1,000 sq. ft. of GFA
Drugstores	5/1,000 sq. ft. of GFA
Grocery or Foodstores	6/1,000 sq. ft. of GFA
Furniture Stores, Carpet Stores, Appliance Stores	1.5/1,000 sq. ft. of GFA
Hardware, Paint or Home Improvement	3.5/1,000 sq. ft. of GFA
Liquor Store	5/1,000 sq. ft. of GFA
Shopping Centers (4 stores or more)	5/1,000 sq. ft. of GFA
Other Miscellaneous Freestanding Retail Stores	5/1,000 sq. ft. of GFA
Commercial Uses: Automobile Related	
Auto Sales	2/1,000 sq. ft. of GFA
Vehicle Repair Shop (without the Dispensing of Gasoline)	4 spaces per service bay
Automobile Laundries or Car Washes	1 space per bay, plus 10 queuing spaces per wash bay for automatic wash and 6 per bay for manual wash bay
General Auto Service Station (with the Dispensing of Gasoline)	1.5/1,000 sq. ft. of GFA without convenience market; 8/1,000 sq. ft. of GFA with convenience market
Commercial Uses: Services	
Beauty Parlors, Salons, or Barber Shops	3 spaces per chair, plus 1 space per employee
Commercial Laundry or Dry Cleaner	1 space per employee, 1 space per company vehicle, plus 1 space per 170 sq. ft. of customer service area
Financial	5/1,000 sq. ft. of GFA
Funeral Homes, Funeral Parlors, or Undertaking Establishments	1 space per 30 sq. ft. of floor area of assembly rooms, plus 12 queuing spaces
Gunsmith	2/1,000 sq. ft. of GFA
Laundromat	4/1,000 sq. ft. of GFA
Repair Shops	2/1,000 sq. ft. of GFA
Taxidermist	2/1,000 sq. ft. of GFA
Commercial Uses: Bars or Restaurants	
Bars or Taverns	10/1,000 sq. ft. of GFA
General Restaurant	20/1,000 sq. ft. of GFA for indoor dining/seating area and 6.5/1,000 sq. ft. for kitchen and employee service areas, plus 7 queuing spaces per service lane
Commercial Uses: Commercial Lodging	
Hotels, Motels and Convention Centers	1 space per guest room (in suite, each bedroom shall constitute a separate guest room), plus 1 space per 30 sq. ft. of assembly room, plus 1 space per 500 sq. ft. of accessory commercial space
Dude or Guest Ranch	1 space per rental unit
Bed and Breakfast	2.5 spaces per D.U. and 1 space per rental room
Agricultural Support or Services	5/1,000 sq. ft. of GFA
Home Uses:	
Home Occupations or Home Businesses	As required per type of D.U. plus 1 space for any allowed business vehicle
Day Care Home (In Residential Structure)	2.67/1,000 sq. ft. of GFA
Industrial Uses:	
Bakeries (Nonretail)	0.25/1,000 sq. ft. of GFA
Industrial Uses: Extraction or Disposal	
Extraction or Disposal	2/1,000 sq. ft. of GFA, plus required parking spaces for offices, sales, or similar uses

	where those uses exceed 10% of GFA
Junkyards	2/1,000 sq. ft. of roofed area, plus 1/15,000 sq. ft. of outside storage area
Special Land Uses:	
Commercial Communication Towers	1 space per employee
Landing Strips, Heliports, or Airports	7 spaces per daily airplane movement (i.e., one way airplane trip)
Temporary Uses:	
Christmas Tree Sales	1/1,000 sq. ft. of outdoor sales and display area
Contractor's Construction Site Office	10/1,000 sq. ft. of GFA
Public Interest Events	1 space per 3 attendee
Special Event	1 space per 3 attendee
Real Estate Sales Office	3.3/1,000 sq. ft. of GFA
Farm Stand	5/1,000 sq. ft. of GFA, plus 1 space per 1,000 sq. ft. of outdoor sales and display area
Concrete or Asphalt Batch Plant	1 space per employee, plus 1 space for each truck stored on-site
Off-Street Parking Requirements for Uses Not Listed: See Section 15-5.0203(B) of this Ordinance	
Light Industrial Uses:	
Light Industry	2/1,000 sq. ft. of GFA, plus required parking spaces for offices, or similar uses where those uses exceed 10% of GFA
Contractor Shop	1/1,000 sq. ft. of GFA, plus required parking spaces for offices, or similar uses where those uses exceed 10% of GFA
Warehouse	0.5/1,000 sq. ft. of GFA, plus required parking spaces for offices, or similar uses where those uses exceed 10% of GFA
Mini-warehouses	1 space per 10 storage units
Industrial Uses: Heavy Industry	
Heavy Industry	2.5/1,000 sq. ft. of GFA
Trucking (no loading or warehousing)	1.5/1,000 sq. ft. of GFA

- E. **Uses Not Listed in Table 15-5.0203 and Other Uses.** Parking spaces for Permitted Uses and Special Uses, and uses deemed similar, though not listed, by the Plan Commission, which are not listed in Table 15-5.0203, shall be provided in accordance with requirements designated by the approval authority.
- F. **Employee Parking.** Parking spaces required on an employee basis as set forth in Table 15-5.0203 shall be based on the average number of employees on duty or residing, or both, on the premises at any one time.
- G. **Off-Street Parking Requirements for Mixed or Combined Uses Located within the Same Building or On the Same Lot or Parcel.** Combinations of any of the uses set forth in Table 15-5.0203 shall provide the total number of off-street parking stalls and/or queuing space required for each individual use.

SECTION 2: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

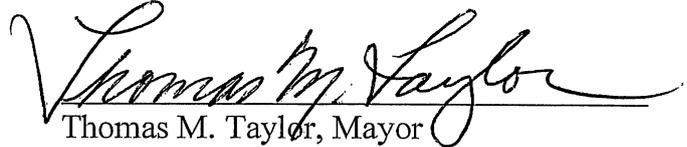
SECTION 3: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 4: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this 3rd day of May, 2011, by Alderman Taylor.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this 3rd day of May, 2011.

APPROVED:


Thomas M. Taylor, Mayor

ATTEST:


Sandra L. Wesolowski, City Clerk

AYES 6 NOES 0 ABSENT 0