

**AN ORDINANCE TO AMEND CERTAIN PROVISIONS  
OF THE ZONING ORDINANCES OF THE  
MUNICIPAL CODE, CITY OF WAUKESHA, WISCONSIN**

THE COMMON COUNCIL OF THE CITY OF WAUKESHA DO ORDAIN AS  
FOLLOWS:

SECTION I. Section 22.53(8) is amended as follows:

**22.53 Traffic, Loading, Parking and Access**

...

**(8) NUMBER OF PARKING SPACES REQUIRED.**

(a) Residential Uses:

1. Single-family and Two-family Dwellings. Two (2) spaces per dwelling unit.
2. Multi-family Dwellings. Two (2) spaces per dwelling unit, plus 1/10 space per dwelling unit for guest parking, and 0.05 short-term bicycle parking spaces per bedroom, plus 0.5 long-term bicycle parking spaces per bedroom for units without a private garage.
3. Mobile Homes and Manufactured Homes. Two (2) spaces per dwelling unit,
4. Housing for the Elderly. Two (2) spaces per dwelling unit, plus 1/10 space per dwelling unit for guest parking, and 0.05 short-term bicycle parking spaces per bedroom, plus 0.5 long-term bicycle parking spaces per bedroom for units without a private garage. However, only fifty percent (50%) of the required parking must be improved at the time of occupancy. The improvement of the remaining parking is waived until such time that the elderly housing is converted to another use, or until the Plan Commission has made a finding that additional parking is needed for the project.
5. Boarding or Rooming Houses. One (1) space per bedroom, and 0.05 short-term bicycle parking spaces per bedroom, plus 0.5 long-

term bicycle parking spaces per bedroom for units without a private garage.

(b) Retail Sales and Customer Service Uses, and Places of Entertainment:

1. Animal Hospitals. Three (3) patron parking spaces per doctor/technician, plus one (1) space per employee for the work shift with the largest number of employees, , and one(1) short-term bicycle parking space per 20,000 square feet of gross floor area, plus 1 long-term bicycle parking space per 20 employees.

2. Auto Body Repair, Motor Vehicle Repair, Maintenance, and Service Stations. Three (3) spaces per indoor service bay plus one (1) space per employee for the shift with the largest number of employees, , and one(1) short-term bicycle parking space per 20,000 square feet of gross floor area, plus 1 long-term bicycle parking space per 12,000 square feet of gross floor area.

3. Barber and Beauty Shops. One (1) space per one hundred fifty (150) square feet of gross floor area, plus one (1) space per employee for the work shift with the largest number of employees, and one(1) short-term bicycle parking space per 5,000 sq. ft, plus 1 long-term bicycle parking space per 12,000 square feet of gross floor area.

4. Bed and Breakfast Establishments. One (1) space per bedroom, and one(1) bicycle parking space per 2 bedrooms.

5. (Am. #61-02) Convenience Grocery Stores. One (1) space per one hundred fifty (150) square feet of floor area, and one(1) short-term bicycle parking space per 2,000 sq. ft, plus 1 long-term bicycle parking space per 12,000 square feet of gross floor area.

6. Drive-through Facilities Stacking Space. Four (4) stacking spaces per drive-through service lane for a financial institution; four (4) spaces per drive-through service lane for a drive-through restaurant; seven (7) spaces per drive-through service lane for a full-service car wash; and two (2) spaces per service bay for a self-service car wash. The number of drive-through facility stacking spaces for uses not listed shall be based on need demonstrated to the Plan Commission.

7. Financial Institutions. One (1) space per one hundred fifty (150) square feet of customer floor area, plus one (1) space per employee for the work shift with the largest number of employees, and

one(1) short-term bicycle parking space per 2,000 sq. ft, plus 1 long-term bicycle parking space per twenty(20) employees.

8. Fitness Center. One (1) space per one hundred (100) square feet of gross floor area, plus one (1) space per employee for the work shift with the largest number of employees, and one(1) short-term bicycle parking space per 2,000 sq. ft, plus 1 long-term bicycle parking space per 12,000 square feet of gross floor area.

9. Funeral Homes. One (1) space per four (4) patron seats of maximum capacity, or thirty-five (35) spaces per chapel unit, whichever is greater, and short-term bicycle parking spaces for 2% of the maximum capacity, plus 1 long-term bicycle parking space per 12,000 square feet of gross floor area.

10. Grocery Stores, Supermarkets, and Retail Stores. One (1) space per one hundred fifty (150) square feet of gross floor area of customer sales and service, plus one (1) space per employee for the work shift with the largest number of employees, and one(1) short-term bicycle parking space per 2,000 sq. ft, plus 1 long-term bicycle parking space per 12,000 square feet of gross floor area.

11. Hotels and Motels. One (1) space per room or suite, plus one (1) space per every two (2) employees for the work shift with the largest number of employees, plus one (1) space per three (3) persons of maximum capacity of each public meeting and/or banquet room, and one(1) bicycle parking space per 10 bedrooms.

12. Fraternities and Clubs. One (1) space per two (2) persons based on the maximum capacity of the facility, and short-term bicycle parking spaces for 2% of the maximum capacity, and one 0.5 long-term bicycle parking space per bedroom.

13. Motor Vehicle Sales Establishments. Two (2) customer parking spaces per salesperson, plus one (1) employee parking space per employee (including salespersons) for the work shift with the largest number of employees, and one(1) short-term bicycle parking space per 20,000 square feet of gross floor area, plus 1 long-term bicycle parking space per 12,000 square feet of gross floor area.

14. Plant Nurseries and Garden and Lawn Supply Sales Establishments. One (1) space per one hundred fifty (150) square feet of gross floor area of inside sales or display, plus one (1) space per five hundred (500) square feet of gross outside sales or display area, plus one (1) space per employee for the work shift with the

largest number of employees, and one(1) short-term bicycle parking space per 5,000 square feet of gross floor area, plus 1 long-term bicycle parking space per 12,000 square feet of gross floor area.

15. Repair Services, Other than Auto Repair. One (1) space per three hundred (300) square feet of gross floor area, plus one (1) space per employee for the work shift with the largest number of employees, and one(1) short-term bicycle parking space per 5,000 square feet of gross floor area, plus 1 long-term bicycle parking space per 12,000 square feet of gross floor area.

16. Restaurants. One (1) space per one hundred (100) square feet of gross floor area, or one (1) per two (2) seats at maximum capacity, whichever is greater, plus one (1) space per employee for the work shift with the largest number of employees. Restaurants with little or no seating capacity, such as takeout sandwich shop or pizza parlor, shall provide one (1) space per fifty (50) square feet of service area, plus one (1) space per employee for the work shift with the largest number of employees, and one(1) short-term bicycle parking space per 2,000 square feet of gross floor area, plus 1 long-term bicycle parking space per 20 employees. No fewer than eight (8) parking spaces shall be provided at a restaurant with little or no seating capacity.

17. Drive-In Restaurants. One space per fifty (50) square feet of gross floor area, plus one (1) space per employee for the work shift with the largest number of employees. No fewer than fifty (50) parking spaces shall be provided at a drive-in restaurant, and one(1) short-term bicycle parking space per 2,000 square feet of gross floor area, plus 1 long-term bicycle parking space per 20 employees.

18. Taverns, Dance Halls, Night Clubs and Lounges. One (1) space per 50 square feet of gross floor area, plus one (1) space per employee for the work shift with the largest number of employees, and one(1) short-term bicycle parking space per 2,000 square feet of gross floor area, plus 1 long-term bicycle parking space per 20 employees.

19. Theaters, Auditoriums and Assembly Halls. One (1) space per (2) patrons based on the maximum capacity of the facility, and short-term bicycle parking spaces for 2% of the maximum capacity, plus 1 long-term bicycle parking space per 20 employees.

20. Shopping Centers with a Gross Leasable Area of at least fifty thousand (50,000) Square Feet. Five and one half ( $5\frac{1}{2}$ ) spaces per 1,000 square feet of gross leasable area, and one(1) short-term bicycle parking space per 5,000 square feet of gross floor area, plus 1 long-term bicycle parking space per 12,000 square feet of gross floor area.

(c) Offices:

1. Medical, Dental and similar Professional Health Service Offices. Five (5) patron spaces per doctor, plus one (1) space per employee for the work shift with the largest number of employees, and one(1) short-term bicycle parking space per 20,000 square feet of gross floor area, plus 1 long-term bicycle parking space per 10,000 square feet of gross floor area.

2. Government, Professional and Business Offices. One (1) space per two hundred fifty (250) square feet of gross floor area, plus one (1) space per employee for the work shift with the largest number of employees, and one(1) short-term bicycle parking space per 12,000 square feet of gross floor area, plus 1 long-term bicycle parking space per 10 employees.

(d) Commercial Recreational Uses:

1. Bowling Alleys. Five (5) spaces for each lane, plus one (1) space per employee for the work shift with the largest number of employees, and short-term bicycle parking spaces for 2% of the maximum capacity, plus 1 long-term bicycle parking space per 20 employees.

2. Golf Courses. Ninety (90) spaces per nine (9) holes, plus one (1) space per employee for the work shift with the largest number of employees, and a minimum of four(4) bicycle parking spaces.

3. Golf Driving Ranges. One (1) space per tee, plus one (1) space per employee for the work shift with the largest number of employees, and a minimum of four(4) bicycle parking spaces.

4. Miniature Golf Course. One and one-half ( $1\frac{1}{2}$ ) spaces per hole, plus one (1) space per employee for the work shift with the largest number of employees, and a minimum of four(4) bicycle parking spaces.

5. Indoor Tennis, Racquetball and Handball Courts. Three (3) spaces per court, plus one (1) space per employee for the work

shift with the largest number of employees, and short-term bicycle parking spaces for 2% of the maximum capacity, plus 1 long-term bicycle parking space per 20 employees.

6. Skating Rinks, Ice or Roller. One (1) space per two hundred (200) square feet of gross floor area, and short-term bicycle parking spaces for 2% of the maximum capacity, plus 1 long-term bicycle parking space per 20 employees.

7. Volleyball Courts. Fifteen (15) spaces per court plus one (1) space per employee for the work shift with the largest number of employees, and short-term bicycle parking spaces for 2% of the maximum capacity, plus 1 long-term bicycle parking space per 20 employees.

8. For uses other than those specifically set forth herein, one space per four (4) patrons based on the maximum capacity of the facility, plus one (1) space per employee for the work shift with the largest number of employees shall be provided, and short-term bicycle parking spaces for 2% of the maximum capacity, plus 1 long-term bicycle parking space per 20 employees.

(e) Industrial and Related Uses:

1. Manufacturing, Processing, and Fabrication Operations. One (1) space per employee for the work shift with the largest number of employees, and one(1) short-term bicycle parking space per 30,000 square feet of gross floor area, plus 1 long-term bicycle parking space per 15,000 square feet of gross floor area.

2. Wholesale Business. One (1) space per employee for the work shift with the largest number of employees, plus one (1) space per two thousand five hundred (2,500) square feet of gross floor area, and one(1) short-term bicycle parking space per 30,000 square feet of gross floor area, plus 1 long-term bicycle parking space per 15,000 square feet of gross floor area.

3. Warehousing. One (1) space per employee for the work shift with the largest number of employees, plus one (1) space per five thousand (5,000) square feet of gross floor area, and one(1) short-term bicycle parking space per 30,000 square feet of gross floor area, plus 1 long-term bicycle parking space per 15,000 square feet of gross floor area.

4. Mini-Warehousing. One (1) space per ten (10) storage cubicles, plus one (1) space per employee for the work shift with the largest

number of employees, and one(1) short-term bicycle parking space per 30,000 square feet of gross floor area, plus 1 long-term bicycle parking space per 15,000 square feet of gross floor area.

5. Mining and Related Operations. One (1) space per employee for the work shift with the largest number of employees, and one(1) short-term bicycle parking space per 30,000 square feet of gross floor area, plus 1 long-term bicycle parking space per 15,000 square feet of gross floor area.

(f) Institutional and Related Uses:

1. Churches. One (1) space per three (3) seats based on the maximum capacity of the facility, and short-term bicycle parking spaces for 2% of the maximum capacity, plus 1 long-term bicycle parking space per 20 employees.

2. Libraries. One (1) space per two hundred fifty (250) square feet of gross floor area, plus one (1) space per employee for the work shift with the largest number of employees, and one(1) short-term bicycle parking space per 12,000 square feet of gross floor area, plus 1 long-term bicycle parking space per 10 employees.

3. Museums. One (1) space per two hundred fifty (250) square feet of gross floor area, plus one (1) space per employee for the work shift with the largest number of employees, and one(1) short-term bicycle parking space per 12,000 square feet of gross floor area, plus 1 long-term bicycle parking space per 10 employees.

4. Rooming and Boarding Houses, Fraternity and Sorority Houses, Dormitories and Rectories. One (1) space per bed, and 0.05 short-term bicycle parking spaces per bedroom, plus 0.5 long-term bicycle parking spaces per bedroom for units without a private garage.

5. Convents and Monasteries. One (1) space per three (3) residents, plus one (1) space per employee for the work shift with the largest number of employees, plus one (1) space per five (5) chapel seats if the public may attend, and 0.05 short-term bicycle parking spaces per bedroom, plus 0.5 long-term bicycle parking spaces per bedroom for units without a private garage.

6. Nursing Homes. One (1) space per three (3) patient beds, plus one (1) space per employee for the work shift with the largest number of employees, and one(1) short-term bicycle parking space

per 20,000 square feet of gross floor area, plus 1 long-term bicycle parking space per 20 employees.

7. Hospitals. Two (2) spaces per three (3) patient beds, plus one (1) space per staff doctor, plus one (1) space per employee, excluding doctors, for the work shift with the largest number of employees, and one(1) short-term bicycle parking space per 20,000 square feet of gross floor area, plus 1 long-term bicycle parking space per 20 employees.

8. Schools:

a. Elementary Schools, Middle Schools and High Schools. One (1) space for each teacher and staff member, plus one (1) space for each five (5) students sixteen (16) years of age or older, and one(1) short-term bicycle parking space per 20 students, plus 1 long-term bicycle parking space per 10 employees.

b. Colleges, Universities and Trade Schools. One (1) space for each teacher and staff member, plus one (1) space for each two (2) students during the highest attendance period, and one(1) short-term bicycle parking space per 20 students, plus 1 long-term bicycle parking space per 10 employees.

c. Children's Nursery Schools and Commercial Child Care Centers. One (1) space per employee for the work shift with the largest number of employees, plus one (1) space per six (6) students at the highest class attendance period, and one(1) short-term bicycle parking space per 20 students, plus 1 long-term bicycle parking space per 10 employees.

SECTION XI. All ordinances or parts of ordinances inconsistent with or contravening the provisions of this ordinance are hereby repealed.



SECTION XII. This ordinance shall take effect and be in force from and after the date of its passage and publication.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk