

VILLAGE OF SISTER BAY ZONING CODE

SECTION 400 -TRAFFIC, LOADING, PARKING AND ACCESS

1 Sec. 66.0401 Traffic Visibility

2 No obstructions, such as structures, parking, or vegeta-
3 tion, shall be permitted in any district between the
4 heights of two and one-half feet and ten feet above the
5 plane through the mean curb grades (See Illustration
6 No. 1) within the triangular space formed by any two
7 existing or proposed intersecting street or alley right-of-
8 way lines and a line joining points on such lines locat-
9 ed a minimum of 15 feet from their intersection. (See Il-
10 lustration No. 2). In the case of arterial streets intersect-
11 ing with other streets, the corner cut-off distances es-
12 tablishing the vision triangle clearance space shall be
13 increased to 50 feet. (See Illustration No. 2).

14 Sec. 66.0402 Loading Requirements

15 On every lot on which a business use is hereafter es-
16 tablished, space with access to a public street or alley
17 shall be provided as specified below for the loading
18 and unloading of vehicles off the public right-of-way.

19 (a) Number of loading and unloading spaces re-
20 quired:

<i>Gross Floor Area of Building</i>	
<i>In Square Feet</i>	<i>Number of Spaces</i>
Under 5,000	1
5,000-24,999	2
25,000-49,999	3
50,000-99,999	4

- 21 (b) For each additional 25,000 square feet (or frac-
22 tion thereof) of gross floor area, one additional
23 loading and unloading space shall be provided.
24 (c) Each loading and unloading space shall have
25 access to a public dedicated street or alley.
26 (d) The minimum area for each loading and un-
27 loading space, excluding the area needed to
28 maneuver, shall be 250 square feet.
29 (e) At no time shall any part of a truck or van be al-
30 lowed to extend into the right-of-way of a public
31 thoroughfare while the truck or van is being
32 loaded or unloaded.

33 Sec. 66.0403 Parking Requirements

34 In all districts and in connection with every use, there
35 shall be provided at the time any use is erected, en-
36 larged, extended or increased, off-street parking spaces
37 and lots for all vehicles in accordance with the follow-
38 ing:

39 (a) Access.
40 Adequate access to a public street shall be pro-
41 vided for a parking space, and driveways shall

42 be at least ten feet wide for one and two-family
43 dwellings, and a minimum of 24 feet wide at the
44 property line for all other uses. [See section
45 66.0406 Highway Access page 83, for more de-
46 tailed restrictions.]

47 (b) Parking space size.

48 The minimum dimensions of each parking space
49 shall be nine feet by 20 feet, except for spaces
50 provided for use by physically disabled persons.

51 (c) Parking spaces for use by physically disabled
52 persons.

53 All open off-street parking areas providing more
54 than 20 parking spaces, except for parking areas
55 restricted to use by employees only, shall pro-
56 vide parking spaces for use by motor vehicles,
57 which transport physically disabled persons in
58 accordance with the requirements of section
59 346.503 of the Wisconsin Statutes.

60 (d) Parking lot geometrics.

61 The minimum length of parking stalls shall be
62 modified in parking lots based on the aisle
63 width and the angle of parking. Parking stalls
64 shall conform to the following minimum dimen-
65 sions:

<i>Parking Angle</i>	<i>Minimum Stall Width</i>	<i>Minimum Perpendicular Stall Width</i>	<i>Minimum Aisle Width</i>
90°	9 ft.	20 ft.	22 ft.
75°	9 ft.	20 ft.	19 ft.
60°	9 ft.	19 ft. 6 in.	16 ft.
45°	9 ft.	19 ft. 6 in.	13 ft.
30°	9 ft.	66 ft.	10 ft.

67 (e) Location.

68 Location of parking spaces is to be on the same
69 lot as the principal use except as provided in
70 section 66.0405 [See page 82] of this chapter.
71 (NOTE: Residential parking shall be located in a
72 garage or carport or on a driveway that does not
73 exceed 24 feet in width, except for a spur that is
74 a maximum of ten feet by 20 feet or the flare to
75 access a parking area in the side or rear yard.)
76 (NOTE: Business parking lots and driveways ad-
77 jacent to a residential zoning district line shall,
78 at a minimum, provide buffer yards as required
79 by section 66.0303 [See page 6 of the Municipal
80 Code.]
81 (NOTE: Business and institutional parking lots
82 and driveways shall be located no closer than
83 15 feet to a residential zoning district line.)

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- 1 (f) Surfacing.
- 2 (1) Parking Lots and other areas. In all zon-
- 3 ing districts other than P-1, R-1, R-3, R-4
- 4 and CS-1 all off-street parking lots,
- 5 driveways, service roads, storage areas
- 6 and such other areas determined by the
- 7 Plan Commission shall be surfaced with
- 8 an asphaltic concrete or Portland cement
- 9 pavement; to provide a durable and dust-
- 10 free surface and shall be so graded and
- 11 drained as to dispose of all surface water
- 12 in accordance with the requirements of
- 13 the Municipal Code of the Village. Brick,
- 14 block or open block or other materials
- 15 designed to be permeable and designed
- 16 to carry the load of the vehicles shall be
- 17 allowed with the approval of the Plan
- 18 Commission. The required off-street park-
- 19 ing lots, driveways, service roads, storage
- 20 areas and such other areas shall be com-
- 21 pletely paved prior to the issuance of the
- 22 occupancy permit for all new buildings
- 23 and prior to the final inspection of all
- 24 building additions. However if the new
- 25 building or building addition is complet-
- 26 ed during the November to March peri-
- 27 od, the pavement shall be completed by
- 28 July 1 of the following year. (Amended
- 29 Ordinance 154-071409)
- 30 (2) All driveways serving single-family resi-
- 31 dences in all zoning districts shall be sur-
- 32 faced with asphaltic concrete or Portland
- 33 cement pavement from the edge of the
- 34 pavement to edge of the right-of-way
- 35 within one year of the issuance of the ini-
- 36 tial occupancy permit. (Amended Ordi-
- 37 nance 154-071409)
- 38 (3) All Driveway Approaches shall be in-
- 39 stalled in accord with the provisions of
- 40 the Municipal Code.
- 41 (g) Landscape area.
- 42 All off-street parking lots, which serve four vehi-
- 43 cles or more and are created or extended subse-
- 44 quent to the adoption of this chapter, shall pro-
- 45 vide accessory landscaped areas; which may be
- 46 landscape islands, landscape peninsulas or pe-
- 47 ripheral plantings totaling not less than five per-
- 48 cent of the surfaced area. For parking lots des-
- 49 igned for 20 parking spaces or more, at least
- 50 one-half of the minimum five percent land-
- 51 scaped area shall be within the parking lot.
- 52 When parking lots are extended, these regula-
- 53 tions shall apply only to the extended portion of
- 54 the parking lot. Location of landscape areas,
- 55 plant materials and protection afforded the
- 56 plantings, including curbing and provision for

- 57 maintenance shall be subject to approval by the
- 58 Plan Commission. Landscape islands or penin-
- 59 sulas shall be dispersed throughout the off-street
- 60 parking area. All plans for such proposed park-
- 61 ing areas shall include a topographic survey or
- 62 grading plan, which shows existing and pro-
- 63 posed grades and location of improvements.
- 64 The preservation of existing trees, shrubs, and
- 65 other natural vegetation in the parking area may
- 66 be included in the calculation of the required
- 67 minimum landscape area. (See Illustrations No.
- 68 3 and No. 4)
- 69 (h) Parking lot screening.
- 70 Those parking areas for four or more vehicles, if
- 71 adjoining a residential zoning district line or
- 72 public right-of-way, shall be screened from cas-
- 73 ual view by an earth berm, a stonewall, fence,
- 74 evergreen planting of equivalent visual density
- 75 or other effective means approved by the Plan
- 76 Commission. Such fence or berm and landscap-
- 77 ing together shall be an average of three feet in
- 78 height between the parking and the street right-
- 79 of-way and six feet in height between the park-
- 80 ing and any adjacent residential property line.
- 81 All screening materials shall be placed and
- 82 maintained at a minimum height of three feet.
- 83 The Plan Commission may require greater
- 84 screening requirements for parking of large
- 85 trucks, semi-trailers and large equipment.
- 86 (i) Residential parking.
- 87 Single-family and two-family residential parking
- 88 shall be limited to parking within garages and
- 89 upon residential driveways. Paving beyond
- 90 driveways to cover all or substantial portions of
- 91 a residential front yard shall be prohibited.
- 92 (j) Parking space requirements.
- 93 The following guide specifies the minimum
- 94 number of parking spaces required. In the case
- 95 of structures or uses not specified herein, the
- 96 number of spaces specified as the general
- 97 standard for the use class or the number of
- 98 spaces specified for similar use shall apply. In
- 99 developments involving the establishment or
- 100 addition of two or more uses on one lot or par-
- 101 cel, the cumulative number of spaces required
- 102 for each use shall determine the total number of
- 103 spaces required. (Amended Ordinance 128-
- 104 061207)
- 105 In the B-1, B-2 and B-3 districts, the number of
- 106 parking spaces required by this section shall be
- 107 reduced by a credit of three spaces. In granting
- 108 the credit, the Plan Commission will take into
- 109 account, all of the proposed required parking for
- 110 all of the businesses or uses on the parcel(s) or
- 111 building(s) that comprise the development. If a
- 112 single development, building or parcel contains

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SEC. 66.0403 PARKING REQUIREMENTS

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- 1 multiple businesses, the three parking space 57
2 credit shall only be provided once. The credit 58
3 shall be applicable to future business additions 59
4 to existing businesses. (Amended Ordinance 60
5 128-061207) 61
6 In the B-3 district, the number of residential 62
7 parking spaces required by this section shall be 63
8 reduced by a credit of one space. In granting the 64
9 credit, the Plan Commission will take into ac- 65
10 count, all of the proposed required parking for 66
11 all of the residential uses on the parcel(s) or 67
12 building(s) that comprise the development. If a 68
13 single development, building or parcel contains 69
14 multiple residential units, the one parking space 70
15 credit shall only be provided once. The credit 71
16 shall be applicable to future residential unit ad- 72
17 ditions to existing businesses. (Amended Ordi- 73
18 nance 128-061207) 74
19 (1) Residential Uses (including garage spac- 75
20 es): 76
21 a. Single-family dwellings, two spac- 77
22 es per dwelling unit. 78
23 b. Multiple-family dwellings: 79
24 1. In the R-2 district, one and 80
25 one-half spaces per effi- 81
26 ciency and one-bedroom 82
27 dwelling unit, two spaces 83
28 per two-bedroom dwelling 84
29 unit, and two and one-half 85
30 spaces per three-bedroom 86
31 or larger dwelling unit. 87
32 2. In the B-2 and B-3 districts, 88
33 one space per bedroom. 89
34 (Amended Ordinance 120- 90
35 061306) 91
36 c. Condominiums, Residential: One 92
37 space per one bedroom unit, one 93
38 and a half space per two-bedroom 94
39 unit and two spaces per three- 95
40 bedroom unit. 96
41 (2) Retail sales and customer service uses, 97
42 and places of entertainment, except as 98
43 specifically set forth below, one space 99
44 per 150 square feet of gross floor area of 100
45 customer sales and service, plus one 101
46 space per employee for the work shift 102
47 with the largest number of employees. In 103
48 the B-3 district the requirement shall be 104
49 one space per 300 square feet of gross 105
50 floor area of customer sales and service, 106
51 plus one space per employee for the 107
52 work shift with the largest number of em- 108
53 ployees: 109
54 a. Financial Institutions, one space 110
55 for each 150 square feet of gross 111
56 floor area of customer service,
- plus one space per employee for
the work shift with the largest
number of employees. Financial
institutions with drive-in facilities
shall provide sufficient space for at
least four waiting vehicles at each
drive-in service device and no
queuing spaces shall preclude the
use of any parking spaces, nor
shall any queuing take place in
the public right-of-way.
- b. Funeral Homes, one space for
each four patrons at maximum
capacity, whichever is greater,
plus one space per employee for
the work shift with the largest
number of employees.
- c. Grocery Stores, Food Stores or Su-
permarkets, one space per 150
square feet of gross floor area of
customer sales and service area,
plus one space per employee for
the work shift with the largest
number of employees.
- d. Convenience Grocery Stores, one
space per 150 square feet of gross
floor area of customer sales and
service, plus one space per em-
ployee for the work shift with the
largest number of employees.
(Amended Ordinance 120-
061306)
- e. Condominiums Hotels, one space
per one bedroom unit, one and a
half spaces per two bedroom unit
and two spaces per three bedroom
unit, plus one space per employee
for the work shift with the largest
number of employees, plus one
space per three persons, based on
maximum capacity for each pub-
lic meeting room and/or banquet
room.
- f. Motels and Hotels, one space per
room or suite, plus one space per
employee for the work shift with
the largest number of employees,
plus one space per three persons,
based on maximum capacity, for
each public meeting room and/or
banquet room.
- g. Lodges and Clubs, one space per
three persons, based on the max-
imum capacity of the facility, plus
one space per employee for the

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1		work shift with the largest number	56		shift with the largest number of
2		of employees.	57		employees.
3	h.	Restaurants – General, one space	58	o.	Motor Vehicle Repair, Maintenance, and Service Stations, four
4		per 150 square feet of gross dining	59		spaces per indoor service bay,
5		space or one space per four seats	60		plus one space per employee for
6		whichever is greater, plus one	61		the work shift with the largest
7		space per employee for the work	62		number of employees, plus parking
8		shift with the largest number of	63		for all vehicles used directly in
9		employees. In the B-2 and B-3,	64	p.	the conduct of the business.
10		districts when the general restaur-	65		
11		ant is an accessory use to the re-	66		
12		tail use on the property the Plan	67		
13		Commission may waive the non-	68		
14		employee parking upon request.	69		
15		(Amended Ordinance 172-	70		
16		081010).	71		
17	i.	Restaurants, Fast Food, Drive-in	72		
18		and Take-out, one space per 50	73		
19		square feet of gross dining area,	74		
20		plus one space per employee for	75		
21		the work shift with the largest	76		
22		number of employees. (Amended	77	q.	Animal Hospitals, three patron
23		Ordinance 172-081010)	78		parking spaces per doctor, plus
24	j.	Repair Services, one space per	79		one space per employee for the
25		300 square feet of gross floor area,	80		work shift with the largest number
26		plus one space per employee for	81		of employees.
27		the work shift with the largest	82	r.	Plant Nurseries, Lawn and Garden
28		number of employees.	83		Supply Stores and Lumberyards,
29	k.	Theaters, Auditoriums and Other	84		one space per 200 square feet of
30		Places of Public Assembly, one	85		gross indoor sales and display ar-
31		space per three patrons based on	86		ea, plus one space per 500 square
32		the maximum capacity of the fa-	87		feet of gross outdoor sales and
33		facility plus one space per employ-	88		display area, plus one space per
34		ee for the work shift with the largest	89		employee for the work shift with
35		number of employees.	90		the largest number of employees.
36	l.	Personal Services, one space per	91	s.	Shopping Centers (Gross Leasable
37		employee for the work shift with	92		Area of Less Than 50,000 Square
38		the largest number of employees	93		Feet), seven spaces per 1,000
39		and one and a half space for every	94		square feet of gross leasable area
40		chair or customer service location	95		plus one space per employee for
41		in a barbershop, nail salon, tan-	96		the work shift with the largest
42		ning salon, hair salon or beauty	97		number of employees in the B-1
43		parlor. (Amended Ordinance	98		district only.
44		061306)	99	t.	Shopping Centers (Gross Leasable
45	m.	Taverns, Dance Halls, Night Clubs	100		Area of 50,000 Square Feet or
46		and Lounges, one space per 100	101		More), five and one-half spaces
47		square feet of gross dining area or	102		per 1,000 square feet of gross
48		one space per three seats, which-	103		leasable area, plus one space per
49		ever is greater, plus one space per	104		employee for the work shift with
50		employee for the work shift with	105		the largest number of employees
51		the largest number of employees.	106		in the B-1 district only.
52	n.	Motor Vehicle Sales Establish-	107	(3) Offices:	
53		ments, two customer parking	108	a.	Medical, Dental and Similar Pro-
54		spaces per salesperson, plus one	109		fessional Health Service Offices,
55		space per employee for the work	110		five patron spaces per doctor, plus
			111		one space per employee for the

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1		work shift with the largest number	56				
2		of employees.	57				
3	b.	Government, Professional and	58			h.	Tennis Courts, four spaces per
4		Business Offices, one space per	59				court, plus one space per employ-
5		200 square feet of gross floor area,	60				ee for the work shift with the larg-
6		plus one space per employee for	61			i.	Volleyball Courts, 15 spaces per
7		the work shift with the largest	62				court, plus one space per employ-
8		number of employees, plus one	63				ee for the work shift with the larg-
9		space for every three meeting	64				est number of employees.
10		room seats.	65	(5)	Institutional and Related Uses:		
11	(4)	Business/Recreational Uses, except as	66		a.	Churches, one space per two seats	
12		specifically set forth below, one space	67			in the main worship area.	
13		per four patrons, plus one space per em-	68		b.	Libraries, one space per 250	
14		ployee for the work shift with the largest	69			square feet of gross floor area or	
15		number of employees.	70			one space per four seats based on	
16	a.	Bowling Alleys, five spaces for	71			maximum capacity, whichever is	
17		each lane, plus one space per em-	72			greater plus one space per em-	
18		ployee for the work shift with the	73			ployee for the work shift with the	
19		largest number of employees.	74			largest number of employees.	
20	b.	Golf Courses, 90 spaces per nine	75			c.	Museums, one space per 250
21		holes plus one space per employ-	76				square feet of gross floor area plus
22		ee for the work shift with the larg-	77				one space per employee for the
23		est number of employees.	78				work shift with the largest number
24	c.	Golf Driving Ranges, one space	79				of employees.
25		per tee, plus one space per em-	80			d.	Rooming and Boarding Houses,
26		ployee for the work shift with the	81				Bed and Breakfasts, one space per
27		largest number of employees.	82				bedroom plus two spaces per
28	d.	Marinas, one space per five boat	83				owner.
29		berths, plus 15 spaces per boat	84			e.	Convents, Rectories and Monas-
30		launching ramp, plus one space	85				teries, one space per three resi-
31		per 500 square feet of dry boat	86				dents plus one space per employ-
32		storage area, plus one space per	87				ee for the work shift with the larg-
33		employee for the work shift with	88				est number of employees, plus
34		the largest number of employees.	89				one space per five chapel seats if
35		At least 20 percent of the spaces	90				the public may attend.
36		required for boat launching ramps	91			f.	Nursing Homes, one space per
37		shall be at least nine feet by 35	92				five patient beds, plus one-half
38		feet to accommodate cars with	93				space per employee for the work
39		boat trailers.	94				shift with the largest number of
40	e.	Miniature Golf Course, one and	95				employees, plus one per living
41		one-half (1½) spaces per hole,	96				unit.
42		plus one space per employee for	97			g.	Hospitals, two spaces per three
43		the work shift with the largest	98				patient beds, plus one space per
44		number of employees.	99				staff doctor, plus one space per
45	f.	Racquetball and Handball Courts,	100				employee, excluding doctors, for
46		three spaces per court, plus one	101				the work shift with the largest
47		space per employee for the work	102				number of employees.
48		shift with the largest number of	103			h.	Children's Nursery Schools and
49		employees, plus parking for other	104				Day-Care Centers, one space per
50		uses.	105				employee for the work shift with
51	g.	Skating Rinks, Ice or Roller, one	106				the largest number of employees,
52		space per 200 square feet of gross	107				and one space for every seven
53		floor area, plus one space per em-	108				students allowed under the State
54		ployee for the work shift with the					license.
55		largest number of employees.					

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SEC. 66.0404 ADJUSTMENTS TO REQUIRED PARKING

SEC. 66.0404 ADJUSTMENTS TO REQUIRED PARKING

- 1 (6) Light Assembly and Light Manufacturing 56
2 Uses. 57
3 a. Light Assembly and manufactur- 58
4 ing, one space per employee for 59
5 the work shift with the largest 60
6 number of employees plus one 61
7 space for every 500 square feet of 62
8 gross office space. (Amended Or- 63
9 dinance 128-061207). 64

10 Sec. 66.0404 Adjustments to Required Parking

11 The purpose of this section is to allow adjustments to
12 the minimum number of parking spaces required to
13 avoid constructing unneeded and excessive off-street
14 parking facilities. Reducing the amount of excess off-
15 street parking facilities is intended to provide for more
16 cost-efficient site development, to eliminate construct-
17 ing more impervious surface than necessary, to mini-
18 mize storm water runoff, to avoid construction of un-
19 necessarily large storm water management facilities,
20 and to provide more landscape areas and open space
21 on business sites. To achieve these purposes, the Plan
22 Commission may reduce the minimum number of re-
23 quired off-street parking spaces in specific cases as de-
24 scribed in this section.

25 (a) Adjustments.

26 In the R-2, B-1, B-2, B-3, P-1 and I-1 districts,
27 the minimum number of required parking spaces
28 may be adjusted by the Plan Commission on
29 a case-by-case basis. The petitioner for such an
30 adjustment shall show to the satisfaction of the
31 Plan Commission that adequate parking will be
32 provided for customers, clients, visitors and em-
33 ployees. The following provisions and factors
34 shall be used as a basis to adjust parking re-
35 quirements: (Amended Ordinance 120-061306)

36 (1) Evidence that actual parking demands
37 will be less than chapter requirements.
38 The petitioner shall submit written doc-
39 umentation and data to the satisfaction of
40 the Plan Commission that the operation
41 will require less parking than the chapter
42 requires. (Amended Ordinance 120-
43 061306)

44 (2) Availability of shared parking. 100
45 The petitioner shall submit written doc- 101
46 umentation to the satisfaction of the Plan 102
47 Commission that off-site shared parking 103
48 spaces are available within 400 feet of 104
49 the lot line and within the same block to 105
50 satisfy the parking demand. When a re- 106
51 duction of parking spaces attributable to 107
52 shared parking is requested, the petiti- 108
53 oner shall submit written verification that 109
54 such parking is available and shall in- 110
55 clude copies of any contracts, joint lease 111

agreements, purchase agreements and
other such documentation to show that
such shared parking can be accom-
plished. All such agreements shall be
recorded with the Door County Register
of Deeds, at the applicant's expense, and
a copy of the recorded agreement shall
be filed with the Village Clerk. The off-
site shared parking spaces shall be clearly
posted for the joint use of employees,
and/or tenants, or customers of each re-
spective use sharing those spaces.
(Amended Ordinance 120-061306)

(3) Use of optional modes of transportation.
Upon demonstration to the Plan Com-
mission that effective alternative transpor-
tation to the automobile will occur within
12 months following the issuance of the
certificate of compliance, the Plan Com-
mission may reduce parking require-
ments. Optional modes of transportation
may include, but are not limited to, bus
transit, vanpool operations, car pool/ride
sharing, moped, scooters and bicycles.
(Amended Ordinance 120-061306)

(b) Fee In Lieu of Creating Parking Spaces.

A developer who chooses to not construct the
required parking spaces on the parcel may be
allowed to pay to the Village a one-time fee into
a fund established by the Village to construct
and maintain common transition parking spac-
es. A developer who cannot construct the re-
quired spaces on the parcel shall as a condition
of approval pay to the Village a one-time fee in-
to a fund established by the Village to construct
and maintain common transition parking spac-
es. The payment of the fee to the Village in ei-
ther instance shall absolve the developer from
constructing the required number of spaces on
their property. The fee shall be established an-
nually by the Village Board of Trustees and re-
flect the cost of constructing and maintaining
public parking lots. (Amended Ordinance 120-
061306)

(c) Large vehicles.

All businesses that cater to customers, who drive
vehicles larger than what can be accommodated
in a 9' X 20' parking space, shall provide the
appropriate number of parking spaces and ac-
cess aisles to accommodate these vehicles.
(Amended Ordinance 120-061306)

(d) Space to be set aside for reduced parking.

The site plan for the business use in the R-2, B-
1, P-1 and I-1 districts shall be designed to pro-
vide sufficient open space on the subject site to
accommodate the additional parking spaces

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SEC. 66.0405 PARKING OF VEHICLES IN RESIDENTIAL DISTRICTS

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1 otherwise required by this chapter. Such open
2 space shall be in addition to required yards, set-
3 backs, driveways, private streets, loading and
4 service areas. Sufficient open space shall be
5 provided which, if converted to parking spaces,
6 would provide off-street parking to meet the full
7 requirements of this chapter at the time of appli-
8 cation. (Amended Ordinance 120-061306)
9 (e) Changes in occupancy or use.
10 When the use of a building, structure, or land is
11 changed to another use or occupancy that re-
12 quires more parking spaces than required for the
13 use existing immediately prior to such change,
14 additional parking spaces shall be constructed
15 for the new use or occupancy in the amount
16 necessary to conform to this chapter prior to the
17 issuance of a Certificate of Occupancy for the
18 new use. [See section 66.1532(a) page 143]
19 (Amended Ordinance 120-061306)
20 (f) Changes in intensity of use.
21 When the intensity of use of a building, struc-
22 ture or land is increased by an addition of em-
23 ployees, gross floor area, seating capacity, or
24 other unit of measurement, additional parking
25 spaces shall be constructed for such additions in
26 the amount necessary to conform to this chap-
27 ter. [See section 66.1532(b) page 143] (Amend-
28 ed Ordinance 120-061306)
29 (g) Plan Commission review and verification.
30 The Plan Commission shall review the adequacy
31 of parking where an adjustment to parking re-
32 quirements has been granted within one year
33 following such parking modification grant and
34 periodically thereafter to determine that the
35 conditions justifying the parking requirement
36 still exist. If the parking is found to be in-
37 adequate, the Plan Commission shall order the
38 use of the property to comply with the parking
39 requirements set forth in section 66.0403 [See
40 page 76] of this chapter. (Amended Ordinance
41 120-061306)
42 (h) B-3 District Exemption.
43 The exemption from certain parking require-
44 ments granted by this section shall automatically
45 expire 48 months from the date of the adoption
46 of the enabling ordinance. The parking exemp-
47 tion and related requirements shall only apply to
48 the B-3 district. (Amended Ordinance 201-
49 091112)
50 (1) Subject to the requirements of site and
51 zoning approval all proposed new uses,
52 new buildings, expansions of existing
53 buildings, expanded uses, changes in in-
54 tensity of use or changes in occupancy
55 shall be evaluated for the required num-

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78 (i) B-2 District Exemption.
79 If a development project includes contiguous
80 parcels zoned both B-3 and B-2 the exemption
81 from certain parking requirements granted by
82 section (h) shall apply to that portion of the pro-
83 ject in the B-2 district in the same manner.
84 (Amended Ordinance 157-120809)
85 **Sec. 66.0405 Parking of Vehicles in Residential**
86 **Districts**
87 (a) General restrictions.
88 No car, truck, construction equipment or com-
89 mercial truck shall be parked regularly upon a
90 driveway or front yard in any residential zoning
91 district except as provided herein. Properties
92 currently zoned residential and still used for ag-
93 ricultural purposes shall be exempt from the
94 provisions of this section.
95 (1) Vehicles that do not exceed 12,000 lb.
96 manufacturer's gross vehicle weight may
97 be parked on a driveway. Parking on lots
98 that are used as a one or two-family resi-
99 dence shall be limited to parking within
100 garages, carports and upon residential
101 driveways consisting of crushed stone,
102 asphalt, concrete, brick or other similar
103 hard surface material.
104 (2) Additional vehicles may be parked or
105 stored on the lot within a fully enclosed
106 building.
107 (3) Vehicles shall be located outside of all
108 ultimate right-of-ways, vision clearance
109 triangles and drainage and utility ease-
110 ment areas.
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SEC. 66.0406 HIGHWAY ACCESS

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- 1 (4) A semi-tractor or vehicles over 12,000 lb. 57
2 manufacturer's gross vehicle weight may 58
3 be parked in a residential district if it is 59
4 parked on the owner's developed proper- 60
5 ty and the property is located along and 61
6 having access to a Class A highway. 62
7 a. Vehicles over 12,000 lb. manufac- 63
8 turer's gross vehicle weight which 64
9 were parked prior to the adoption 65
10 of this chapter or prior to the 66
11 change in the class designation of 67
12 the highway on property fronting a 68
13 road that had been changed from 69
14 a Class A Highway to a Class B 70
15 Highway or is changed in the fu- 71
16 ture from a Class A Highway to a 72
17 Class B Highway, may be parked 73
18 on the owner's property, subject 74
19 to the regulations in this section. 75
- 20 (b) Boat and trailer parking. 76
21 No boat, boat trailer, mobile home, motor 77
22 home, motor coaches, truck campers, camping 78
23 trailers, travel trailers, fifth-wheel trailers, large 79
24 utility trailers, race cars and their trailers, sport 80
25 aircraft and their trailer, canoes or kayaks and 81
26 their trailers, all-terrain vehicles and their trail- 82
27 ers, tent campers, folding campers, snow mo- 83
28 biles and their trailers, cases or boxes used to 84
29 transport recreational vehicles or their equip- 85
30 ment, yard maintenance equipment and similar 86
31 equipment or vehicles shall be parked or stored 87
32 outside on a residentially zoned lot for more 88
33 than 24 hours, except as provided herein: 89
- 34 (1) They shall be located in the rear or side 90
35 yard and not closer than ten feet to a side
36 or rear lot line.
- 37 (2) Front yard location shall only be allowed
38 on a driveway or turnaround, parked as
39 close to the home as possible except for
40 the following which are prohibited in the
41 front yard past the 24-hour limit: mobile
42 homes, motor homes, motor coaches,
43 truck campers and large utility trailers.
- 44 (3) They shall be located outside of all ulti-
45 mate right-of-ways, vision clearance tri-
46 angles and drainage and utility easement
47 areas.
- 48 (4) The recreational vehicle shall be main-
49 tained in operable condition.
- 50 (5) Recreational vehicles that require regis-
51 tration shall be properly registered.
- 52 (6) No recreational vehicles or equipment
53 shall be stored in any open space outside
54 a building unless such equipment is
55 owned by the property owner or children
56 of the property owner or resident at the

- property in question. If the property is
rented, such storage shall be permitted
for the tenant only if such equipment is
owned by the tenant.
- (7) All equipment shall be parked or stored
as inconspicuously as possible on the
property. The area around the equipment
or vehicle must be kept weed-free and
free of accumulation of other stored ma-
terial.
- (c) Recreation vehicle parking.
One major recreational vehicle may be stored
outside in the rear or side yard of an occupied
residential or agricultural lot of 20,000 square
feet or more provided it shall not exceed 8.5
feet in width, 13 feet in height and 32 feet in
overall length.
- (d) Living in trailers.
Except within an approved campground or mo-
bile home park, no recreational vehicle shall be
used for the purpose of permanent habitation,
living or housekeeping purposes in the Village.
Permanent habitation is defined as living in one
place for more than ten consecutive days.
- (e) Private parking restrictions.
This chapter is not intended to allow parking
and storage of recreational vehicles or equip-
ment where they may be otherwise prohibited
by deed restriction, covenant, prior orders, de-
veloper's agreement, or otherwise limited to to-
pography or environmental restrictions.
- (f) Semi-trailer parking.
No semi-trailers or tractors are allowed to be
parked in any residential zoning district.

91 Sec. 66.0406 Highway Access

- 92 No direct private access (driveway) shall be permitted
93 to the existing or proposed rights-of-way of any con-
94 trolled access arterial street without permission of the
95 Plan Commission and the highway agency that has ac-
96 cess control jurisdiction. In addition, direct public or
97 private access (driveway) to streets and highways shall
98 be permitted in accordance with the following:
- (a) Driveways on arterial streets.
Driveways on arterial streets shall be located a
minimum of 100 feet from a street intersection
unless the lot width is less than 100 feet, in
which case the Plan Commission shall deter-
mine the driveway location. The setback shall
be measured from the intersection of the right-
of-way on the two streets.
- (b) Driveways on collector or local streets.
Driveways on collector or local streets shall be
located a minimum of 50 feet from a street in-
tersection. The setback shall be measured from

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SEC. 66.0407 OTHER PARKING RESTRICTIONS

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1 the intersection of the right-of-way on the two
2 streets.

3 (c) Driveways on corner lots.
4 Driveways on corner lots shall be located on the
5 less traveled street based on the local, collector
6 or arterial designation of the streets. (Amended
7 Ordinance 202-091112)

8 (d) Driveway widths.
9 Driveways shall not exceed 24 feet in width on
10 residential lots and 35 feet in width on business
11 lots. Driveways on thru lots shall be no less than
12 15 feet if they are one way and not exceed 24
13 feet if they are two way. (Amended Ordinance
14 202-091112)

15 (e) Driveway locations. (Amended Ordinance 202-
16 091112)

17 (1) Driveways for R-1, R-3, R-4 and CS-1
18 parcels must be at least ten feet away
19 from the side lot line. Vehicle parking on
20 those parcels must be at least ten feet
21 away from the side lot line.

22 (2) Driveways for all other zoned parcels
23 must be at least five feet away from the
24 side lot line. Parking on those parcels is
25 not allowed within the area defined as
26 the side, rear or front yard area on the lot,
27 except as specifically authorized.

28 (f) Numbers of driveways allowed.
29 Lots in the R-1, R-3, R-4, B-2 and B-3 districts
30 shall be limited to one driveway unless a second
31 one is approved by the Plan Commission. Lots
32 in all other districts shall be limited to two
33 driveways.

34 (g) Access barriers.
35 Access barriers, such as curbing, fencing, ditch-
36 ing, landscaping or other topographic barriers,
37 shall be placed to prevent unauthorized vehicu-
38 lar ingress or egress along the segments of street
39 frontage corresponding to the minimum dis-
40 tances from street intersections as specified
41 above in items (a), (b) and (c).

42 (h) Temporary access.
43 Temporary access to the above rights-of-way
44 may be granted by the Zoning Administrator
45 and Village Engineer after review and recom-
46 mendation by the other highway agencies hav-
47 ing jurisdiction. Such access permit shall be
48 temporary, revocable, and subject to any condi-
49 tions required.

50 Sec. 66.0407 Other Parking Restrictions

51 (a) Vehicle and implements.
52 No visible unlicensed vehicle or unserviceable
53 implements or equipment is permitted within
54 the Village limits.

55 (b) Business districts.

56 In the B-1, B-2, B-3, P-1 and I-1 districts no part
57 of the front yard and side yards shall be used for
58 the temporary or permanent storage of boats,
59 vehicles, equipment or materials, except for the
60 parking of licensed motor vehicles in permitted
61 parking lots. (Amended Ordinance 202-091112)

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