

**CITY OF SHEBOYGAN  
ORDINANCE 10-24-25**

**BY ALDERPERSON BELANGER.**

**JULY 1, 2024.**

AN ORDINANCE amending various sections of the Sheboygan Municipal Code so as to correct various errors identified in the current zoning code (Chapter 105).

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

**SECTION 1:** **AMENDMENT** “Sec 105-401 Description And Purpose” of the Sheboygan Municipal Code is hereby *amended* as follows:

**AMENDMENT**

Sec 105-401 Description And Purpose

- (a) *Intent.* This district is intended to permit small scale commercial development which is compatible with the desired overall ~~suburban~~ neighborhood community character of the area in general, and with adequate residential development in particular. This is accomplished with relatively low maximum floor area ratios (FARs). ~~Significant areas of landscaping are required in this district to ensure that this effect is achieved.~~ In order to ensure a minimum of disruption to residential development, no nonresidential development within this district shall take direct access to a local residential street or a residential collector street.
- (b) *Rationale.* This district provides for both convenience-oriented goods and services and for the permanent protection of adjacent residential areas by permitted only a limited range of commercial activities. The desired suburban community character of the development is attained through the floor area ratio (FAR) and landscape surface area ratio (LSR) requirements, and by restricting the maximum building size (MBS) of all buildings within each instance of this district to ~~125~~ 25,000 square feet. Together, these requirements ensure that the desired suburban community character is maintained as long as the NC District designation is retained, regardless of how much development occurs within that area.

(Ord. of 2-7-2020, § 15.105(3)(c)1)

**SECTION 2:** **AMENDMENT** “Sec 105-450 List Of Allowable Land Uses” of the Sheboygan Municipal Code is hereby *amended* as follows:

**AMENDMENT**

Sec 105-450 List Of Allowable Land Uses

- (a) *Land uses permitted by right.*

- (1) Selective cutting.
- (2) Passive outdoor public recreation.
- (3) Office.
- (4) Personal or professional services.
- (5) Indoor sales or service.
- (6) Indoor maintenance service.
- (b) *Land uses permitted as special use.*
  - (1) Cultivation.
  - (2) Active outdoor public recreation.
  - (3) Indoor institutional.
  - (4) Public services and utilities.
  - (5) Off-site parking lot.
- (c) *Land uses permitted as conditional uses.*
  - (1) Single-family residences.
  - (2) Institutional Residential.
  - (3) Clear cutting.
  - (4) Outdoor institutional.
  - (5) Outdoor display.
  - (6) In-vehicle sales or service.
  - (7) Indoor commercial entertainment.
  - (8) Outdoor commercial entertainment.
  - (9) Commercial animal boarding.
  - (10) Pet shops.
  - (11) Indoor storage and wholesaling.
  - (12) Commercial indoor lodging.
  - (13) Bed and breakfast establishments.
  - (14) Group day care center (nine or more children).
  - (15) Roominghouse.
  - (16) Personal storage facility.
  - (17) Commercial apartment for non-owner/operator.
  - (18) Communication tower.
- (d) *Land uses permitted as accessory uses.*
  - (1) *Land uses permitted by right.*
    - a. Farm residence.
    - b. Private residential garage or shed.
    - c. Company cafeteria.
    - d. Lawn care.
    - e. On-site composting/wood piles of less than five cubic yards.
  - (2) *Land uses permitted as special use.*
    - a. Commercial apartment for owner/operator.
    - b. On-site parking lot.
    - c. Company-provided, on-site recreation without lighting.
    - d. Drainage structure.
    - e. Filling.
    - f. Exterior communication devices.
    - g. Home occupation.
    - h. On-site composting/wood piles of five to ten cubic yards.
  - (3) *Land uses permitted as conditional use.*
    - a. Company-provided, on-site recreation with lighting.
    - b. Incidental outdoor display.
    - c. In-vehicle sales or service.

- d. Light industrial, incidental to indoor sales.
- e. Exterior communication devices, not meeting special use requirements.

(e) *Land uses permitted as temporary uses.*

- (1) Contractor's project office.
- (2) Contractor's on-site equipment storage.
- (3) Relocatable building.
- (4) On-site real estate sales office.
- (5) General temporary outdoor sales.
- (6) Outdoor sales of farm products.
- (7) Outdoor assembly.
- (8) Remediation structure.
- (9) Donation drop-off boxes.

(Ord. of 2-7-2020, § 15.105(3)(e)2)

**SECTION 3:            AMENDMENT** “Sec 105-683 Table Of Land Uses” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 105-683 Table Of Land Uses

This chapter regulates the location of land uses to specific zoning districts through the use of the table of land uses contained in this section.

Table 105-683(1). Table of Land Uses															
P = Permitted by Right in a Conventional Development. C = Permitted as a Conditional Use. I = Permitted as a Conditional Use in an Institutional Residential Development. M = Permitted as a Conditional Use within a Mobile Home Park.															
<i>Zoning District Abbreviations</i>														<i>Type of Land Use</i>	
<i>RA-35</i>	<i>ER-1</i>	<i>SR-3</i>	<i>SR-5</i>	<i>NR-6</i>	<i>MR-8</i>	<i>UR-12</i>	<i>NO</i>	<i>SO</i>	<i>NC</i>	<i>SC</i>	<i>UC</i>	<i>CC</i>	<i>SI</i>	<i>UI</i>	
															Dwelling Unit Type
P	P	P	P	P	P	P	P		P						(1) Single-family detached 35-acre lot
	P	P	P	P	P	P	P		P						(2) Single-family detached 40,000 s.f. lot

	C	P	P	P	P	P	P		P					(3) Single-family detached 15,000 s.f. lot
		P	P	P	P	P	P		P					(4) Single-family detached 10,000 s.f. lot
			P	P	P	P	P		P					(5) Single-family detached 6,000 s.f. lot
				C	C	C	C		C					(6) Single-family detached 4,500 sf lot
				C	C	C	C		C					(7) Two-flat 6,000 s.f. lot
					P	P								(8) Duplex 6,000 s.f. lot
					P	P								(9) Twin house 3,000 s.f. lot
						P						C		(10) Townhouse 2,500 sf lot
							C	C		C			C	(11) Multiplex 2,500 sf per unit
							C	C		C			C	(12) Apartment 2,500 sf per unit
							I	I	I	I	I	I	I	(13) Institutional Residential
					M									(14) Mobile home 4,500 square foot lot

(1) RA-35ac Rural Agricultural. (2) ER-1 Estate Residential. (3) SR-3 Suburban Residential-3. (4) SR-5 Suburban Residential-5. (5) NR-6 Neighborhood Residential. (6) MR-8 Mixed Residential. (7) UR-12 Urban Residential. (8) NO Neighborhood Office. (9) SO Suburban Office. (10) NC Neighborhood Commercial. (11) SC Suburban Commercial. (12) UC Urban Commercial. (13) CC Central Commercial. (14) SI Suburban Industrial. (15) UI Urban Industrial. (16) HI Heavy Industrial.

Table 105-683(2) and (3). Table of Land Uses

P=Permitted by Right S=Permitted as a Special Use C=Permitted as a Conditional Use

<i>Zoning District Abbreviations</i>																<i>Type of Land Use</i>	
<i>RA</i>	<i>ER</i>	<i>SR</i>	<i>SR</i>	<i>NR</i>	<i>MR</i>	<i>UR</i>	<i>NO</i>	<i>SO</i>	<i>NC</i>	<i>SC</i>	<i>UC</i>	<i>CC</i>	<i>SI</i>	<i>UI</i>	<i>HI</i>		
<i>35a</i>	<i>-1</i>	<i>-3</i>	<i>-5</i>	<i>-6</i>	<i>-8</i>	<i>-12</i>											Nonresidential Land Uses
<i>c</i>																	Agricultural Uses
P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	(a) Cultivation
C																	(b) Husbandry
C																	(c) Intensive agriculture
C																C	(d) Agricultural services
S																	(e) On-site agricultural retail
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(f) Selective cutting
C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	(g) Clear cutting
																	Institutional Uses
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(a) Passive outdoor public recreational
S	S	S	S	S	S	S	S	S	S	S	S	S	S				(b) Active outdoor public recreational
C	C	C	C	C	C	C	S	S	S	S	S	S	S				(c) Indoor institutional
C	C	C	C	C	C	C	C	C	C	C	C	C	C				(d) Outdoor institutional
S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	(e) Public services and

																	utilities
							C	C	C		C	C	C				(f) Institutional Residential
S	S	S	S	S	S	S	S										(g) Community living arrangement (1--8 res.)
	C	C	C	C	S	S	C	C									(h) Community living arrangement (9--15)
							C	C	C								(i) Community living arrangement (16+)

Table 105-683(4). Table of Land Uses																	
P=Permitted by Right S=Permitted as a Special Use C=Permitted as a Conditional Use																	
<i>Zoning District Abbreviations</i>																<i>Type of Land Use</i>	
<i>RA</i>	<i>ER</i>	<i>SR</i>	<i>SR</i>	<i>NR</i>	<i>MR</i>	<i>UR</i>	<i>NO</i>	<i>SO</i>	<i>N</i>	<i>SC</i>	<i>U</i>	<i>CC</i>	<i>SI</i>	<i>UI</i>	<i>HI</i>		
-35 ac	-1	-3	-5	-6	-8	-12											Commercial Uses
							P	P	P	P	P	P	P	P	P	P	(a) Office
							P	P	P	P	P	P	C				(b) Personal or professional service
							C	C	P	P	P	P	C				(c) Indoor sales or service
										C	C						(d) Outdoor display
									P	P	P	P	P	P	P	P	(e) Indoor maintenance service
																C	(f) Outdoor maintenance service

								C	C	C	C	C	C			(g) In-vehicle sales or service
								C	C	C	C	C	C	C		(h) Indoor commercial entertainment
C												C		C		(i) Outdoor commercial entertainment
C											C	C		C	C	(j) Commercial animal boarding
								C	C		C	C	C			(k) Commercial indoor lodging
C	C	C	C	C	C	C	C	C		C	C	C	C			(l) Bed and breakfast establishments
						C	C	C	C	C	C	C	C	C	C	(m) Group day care center (nine or more children)
C																(n) Campground
							C	C				C	C			(o) Roominghouse
															C	(p) Sexually oriented land use

Table 105-683(5), (6), and (7). Table of Land Uses																	
P=Permitted by Right S=Permitted as a Special Use C=Permitted as a Conditional Use																	
<i>Zoning District Abbreviations</i>																<i>Type of Land Use</i>	
<i>RA</i>	<i>ER</i>	<i>SR</i>	<i>SR</i>	<i>NR</i>	<i>M</i>	<i>UR</i>	<i>NO</i>	<i>SO</i>	<i>N</i>	<i>SC</i>	<i>UC</i>	<i>CC</i>	<i>SI</i>	<i>UI</i>	<i>HI</i>		
-35 ac	-1	-3	-5	-6	R-8	-12			C								Storage/Disposal
											C			P	P	P	(a) Indoor storage or wholesaling

														C	S	(b) Outdoor storage or wholesaling
											C			C		(c) Personal storage facility
C														C	C	(d) Junkyard or salvage yard
C															C	(e) Waste disposal facility
C															C	(f) Composting operation
																Transportation Uses
				C	C	C	C	C	C	C	S	S	C	S	S	(a) Off-site parking lot
C								C						C	C	(b) Airport/heliport
																(c) Freight terminal
														C	C	(d) Distribution center
																Industrial Uses
													S	S	S	(a) Light industrial
															S	(b) Heavy industrial
C											C			C	C	(c) Communication tower
C																(d) Extraction use

Table 105-683(8). Table of Land Uses																
P=Permitted by Right S=Permitted as a Special Use C=Permitted as a Conditional Use																
<i>Zoning District Abbreviations</i>																



<i>RA</i> - <i>35a</i> <i>c</i>	<i>ER</i> -1	<i>SR</i> -3	<i>SR</i> -5	<i>NR</i> -6	<i>MR</i> -8	<i>UR</i> -12	<i>NO</i>	<i>SO</i>	<i>N</i> <i>C</i>	<i>SC</i>	<i>UC</i>	<i>CC</i>	<i>SI</i>	<i>UI</i>	<i>HI</i>	<i>Type of Land Use</i>
																Accessory Uses
									C	C	S/C	C				(a) Commercial apartment
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	(b) On-site parking lot
	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(c) Farm residence
P/C	P/C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(d) Private residential garage or shed
	S	S	S	S	S	S										(e) Private residential recreational facility
	S	C														(f) Private residential kennel
	S															(g) Private residential stable
							P	P		P	P	P	P	P	P	(h) Company cafeteria
							S/C	S/C		S/C	S/C	S/C	S/C	S/C	S/C	(i) Company provided on-site recreation
										C	C					(j) Incidental outdoor display
							C	C	C	C	C	C	C			(k) In-vehicle sales and service
													S	S	S	(l) Indoor sales incident to light industrial. use
																(m) Light

										C	C	C	C			industrial. Incidental to indoor sales
S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	(n) Drainage structure. (See 105-684)
S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	(o) Filling (See 105-684)
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(p) Lawn care. (See 105-684)
C	C															(q) Septic systems. (See 105-684)
C	C	C	C	C	C	C	S/C	S/C	S/ C	S/ C	S/C	S/ C	S/ C	S/C	S/ C	(r) Exterior communicatio n devices
S	S	S	S	C	C	C	S	S	S	S	S	S	S	S	S	(s) Home occupation
P/S	P/ S	P/S	P/ S	P/ S	P/S	P/S	P/S	P/S	P/ S	P/S	P/S	P/S	P/S	P/S	P/S	(t) On-site composting/w ood piles
P	P	P	P	P	P	P										(u) Family day care home
C	C	C	C	C	C	C										(v) Intermediate day care home
C															C	(w) Migrant labor camp

Table 105-683(9). Table of Land Uses																	
T = Permitted as a Temporary Use																	
<i>Zoning District Abbreviations</i>																<i>Type of Land Use</i>	
<i>RA</i> - <i>35a</i> <i>c</i>	<i>ER</i> - <i>1</i>	<i>SR</i> - <i>3</i>	<i>SR</i> - <i>5</i>	<i>NR</i> - <i>6</i>	<i>MR</i> - <i>8</i>	<i>UR</i> - <i>12</i>	<i>NO</i>	<i>SO</i>	<i>N</i> <i>C</i>	<i>SC</i>	<i>UC</i>	<i>CC</i>	<i>SI</i>	<i>UI</i>	<i>HI</i>		
																	Temporary Uses
																	(a)

T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Contractor's project office
T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	(b) Contractor's on-site equipment storage
							T	T	T	T	T	T	T	T	T	(c) Relocatable building
T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	(d) On-site real estate sales office
									T	T	T	T				(e) General temporary outdoor sales
T									T	T	T	T	T	T		(f) Outdoor sales of farm products
T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	(g) Outdoor assembly
T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	(h) Remediation structure
T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	(i) Donation drop-off boxes

(Ord. of 2-7-2020, § 15.203)

**SECTION 4: AMENDMENT** “Sec 105-813 Nonresidential Bulk Standards” of the Sheboygan Municipal Code is hereby *amended* as follows:

**AMENDMENT**

Sec 105-813 Nonresidential Bulk Standards

- (a) All nonresidential lots created under the provisions of this chapter shall comply with the standards of this section. These standards are related to the specific zoning district used. Tables 105-683 and 105-784 relate each use with each zoning district.
- (b) Table 105-813 presents the standards for nonresidential bulk regulations.
- (c) The maximum permitted height restriction of 80 feet is based upon the fire-fighting equipment available to the fire department as of the effective date of the ordinance from which this chapter is derived. Should firefighting equipment be made available to effectively fight fires in structures over 80 feet tall, this maximum limit could be raised.

- (d) Prior to such time, if a structure is proposed to exceed this maximum (under the provisions of section 105-816), it should be equipped with internal firefighting mechanisms which are approved by the fire department as part of the required conditional use review process.

Zoning District	Min Lot Width (ft.)	Front/Street (ft.)	Side From		Rear From		Pavement Side or Rear/Front (ft.)	Min Bldg. Separation (ft.)	Max Bldg. Height (ft.)
			Res (ft.)	Non-Res (ft.)	Res (ft.)	Non-Res (ft.)			
RA-35A C	150	50	50	25	50	25	5/10 <sup>2</sup>	50	35
ER-1	150	50	50	25	50	25	5/10 <sup>2</sup>	50	35
SR-3	90	30	50	25	30	25	5/10 <sup>2</sup>	50	35
SR-5	70	30	50	25	<del>25</del> 30	25	5/10 <sup>2</sup>	50	35
NR-6	60	25	50	25	25	25	5/10 <sup>2</sup>	50	35
MR-8	60	20	50	25	25	25	5/10 <sup>2</sup>	50	35
UR-12	60	20	50	25	25	25	5/10 <sup>2</sup>	50	35
NO	30	20	8	8	25	25	5/5 <sup>2</sup>	16	35
SO	100	25	<del>15</del> 25	0/10 <sub>1</sub>	25	10	5/10 <sup>2</sup>	0 or 20 <sup>1</sup>	35 <sup>3</sup>
NC	<del>30</del>	0	<del>25</del> 0	0/5 <sup>1</sup>	<del>25</del> 20	10	<del>5</del> 0/5 <sup>2</sup>	<del>0 or 10</del> <sup>1</sup>	<del>35</del> 20
SC	60	25	25	0/10 <sub>1</sub>	25	<del>10</del>	5/10 <sup>2</sup>	0 or 20 <sup>1</sup>	50 <sup>3</sup>
UC	30	0	25	0/5 <sup>1</sup>	25	10	5/5 <sup>2</sup>	0 or 10 <sup>1</sup>	50 <sup>3</sup>
CC	0	Maximum permitted setback zero feet, except where permitted by the plan commission as an essential component of site design.			20	10	0 <del>max</del> 2	Max = 0 except per Plan Comm. <sup>3</sup>	Min = 20 except per Plan Comm. <sup>3</sup>
SI	60	25	25	0/10 <sub>1</sub>	25	25	5/10 <sup>2</sup>	0 or 20 <sup>1</sup>	50 <sup>3</sup>
UI	30	25	25	0/5 <sup>1</sup>	25	25	5/5 <sup>2</sup>	0 or 10 <sup>1</sup>	50 <sup>3</sup>
HI	30	25	25	0/5 <sup>1</sup>	25	25	5/5 <sup>2</sup>	0 or 10 <sup>1</sup>	50 <sup>3</sup>

<p><sup>1</sup>Zero feet where property line divides attached buildings.</p>
<p><sup>2</sup>Five feet side/<u>rear</u> yard; ten or five feet <del>front</del> <u>front</u> yard. See section 105-888 for required street frontage landscape areas.</p>
<p><sup>3</sup>Can exceed 35-foot maximum with a conditional use permit and increased building setback of 1 foot for every foot in height over 35 feet, to a maximum of 60 feet.</p>

(Ord. of 2-7-2020, § 15.403)

**SECTION 5:            AMENDMENT** “Sec 105-929 Off-Street Parking And Traffic Circulation Standards” of the Sheboygan Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Sec 105-929 Off-Street Parking And Traffic Circulation Standards

- (a) *Purpose.* The purpose of this section is to alleviate or prevent congestion of public rights-of-way so as to promote the safety and general welfare of the public by establishing minimum requirements for the provision of off-street parking and circulation in accordance with the utilization of various sites.
- (b) *Depiction on required site plan.* Any and all parking and traffic circulation areas proposed to be located on the subject property shall be depicted as to their location and configuration on the site plan required for the development of the subject property. Each and every parking space designed to serve as required parking shall not be located father than 500 feet of shortest walking distance from the access to all of the various areas it is designated to serve. A garage stall, meeting the access requirements of subsection (f)(4) of this section, shall be considered a parking space. Parking spaces for any and all vehicles exceeding 18 feet in length, shall be clearly indicated on said site plan.
- (c) *Use of off-street parking areas.* The use of all off-street parking areas shall be limited to the parking of operable vehicles not for lease, rent, or sale. Within residential districts, parking spaces shall only be used by operable cars and trucks.
- (d) *Traffic circulation and traffic control.* Site circulation shall be designed to provide for the safe and efficient movement of all traffic entering, exiting, and on the site. Circulation shall be provided to meet the individual needs of the site with specific mixing of access and through movements, and where required, shall be depicted on the required site plan. Circulation patterns shall conform with the general rules of the road and all traffic control measures shall meet the requirements of the Manual of Uniform Traffic Control Devices.
- (e) *Maintenance of off-street parking and traffic circulation areas.* All off-street parking and traffic

circulation areas shall be paved with asphaltic concrete or Portland cement. In no instance or manner shall any off-street parking or traffic circulation area be used as a storage area, except as provided for by section 105-92731(c). When the site plan is modified to accommodate a change associated with conditional use, rezoning, or building addition or modification, changes in paving and landscaping shall be made as is practicable.

(f) *Off-street parking and traffic circulation design standards.*

- (1) *Surfacing and marking.* All off-street parking and traffic circulation areas (including all residential driveways, except those within the RA-35ac District) shall be paved with asphaltic concrete or Portland cement. Said surfaces intended for six or more parking stalls shall be marked in a manner which clearly indicates required parking spaces. Where building or parking/traffic circulation area additions are proposed, all areas not paved with asphaltic concrete or Portland cement shall be so paved. This additional paving may be phased over time with the express permission of the plan commission.
- (2) *Curbing.* All off-street parking areas designed to have head-in parking within 6 1/2 feet of any lot line shall provide a tire bumper or curb of adequate height, and which is properly located to ensure that no part of any vehicle will project beyond the required setbacks of this chapter as determined by the plan commission. Curbing within off-street parking areas shall also be required to fully separate all required landscaped areas from the parking lot.
- (3) *Lighting.* All off-street parking and traffic circulation areas serving six or more cars shall be lit so as to ensure the safe and efficient use of said areas during the hours of use. An illumination level of between 0.4 and 1.0 footcandles over ambient levels is recommended for said areas and said illumination level shall not exceed the standards of section 105-932.
- (4) *Access.* Each required off-street parking space shall open directly upon an aisle or driveway that is wide enough and designed to provide a safe and efficient means of vehicular access to the parking space without directly backing or maneuvering a vehicle into a public right-of-way exceeding 82.5 feet in width. All off-street parking and traffic circulation facilities shall be designed with an appropriate means of vehicular access to a street or alley, in a manner which least interferes with traffic movements. No driveway across public property, or requiring a curb cut, shall exceed a width of 40 feet for commercial and industrial land uses, or 25 feet for residential land uses, or as otherwise determined by the plan commission (see also table 105-929(f)(10)). Off-street parking spaces for residential uses may be stacked or in front of one-another for the same building unit. Parking spaces located behind an enclosed garage and located directly off a through aisle shall be a minimum of 30 feet deep.
- (5) *Fire lanes.* A fire lane shall be required to provide access to any portion of any structure as determined by the city fire department.
- (6) *Signage.* All signage located within, or related to, required off-street parking or traffic circulation shall comply with the requirements in the latter part of this article VIII of this chapter.
- (7) *Handicapped parking spaces.* Parking for the handicapped shall be provided at a size, number, location, and with signage as specified by state and federal regulations.
- (8) *Parking space design standards.* Other than parking required to serve the handicapped, every and all provided off-street parking space shall comply with the minimum requirements of table 105-929(f)(10). The minimum required length of parking spaces shall be 15.0 feet, plus an additional 1.5-foot vehicle overhang area at the end of the stall. All parking spaces shall have a minimum vertical clearance of at least seven feet.
- (9) *Snow storage.* Required off-street parking and traffic circulation areas shall not be

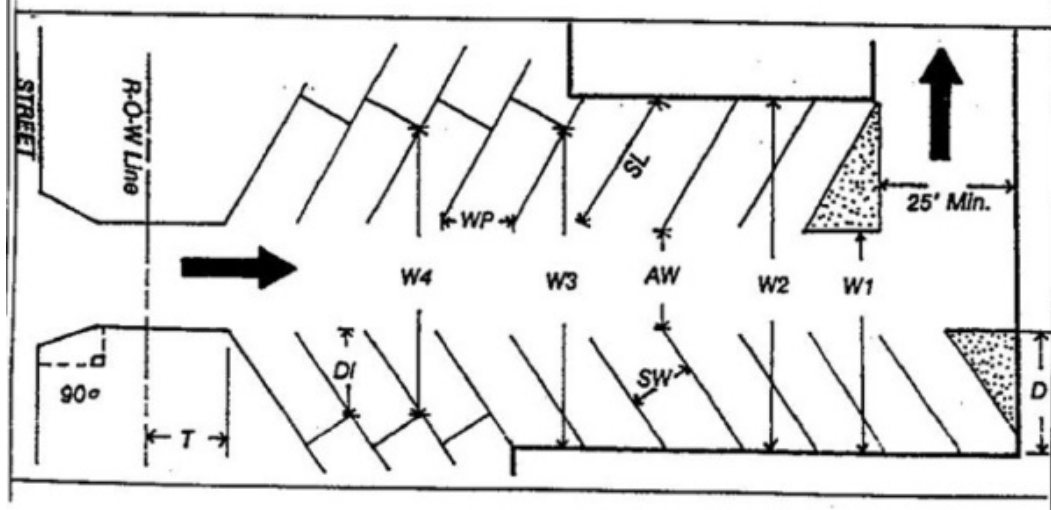
used for snow storage. These areas shall be depicted on applicable site plans.

- (10) *Parking lot design standards.* Horizontal widths for parking rows, aisles, and modules shall be provided at widths no less than listed in table 105-929(f)(10) and shown below.
- (g) *Calculation of minimum required parking spaces.*
- (1) *General guidelines for calculating required parking spaces.* The requirements of subsection (c) of this section, shall be used to determine the minimum required number of off-site parking spaces which must be provided on the subject property. Requirements are generally tied to the capacity of the use; the gross floor area of the use; or the number of employees which work at the subject property during the largest work shift. The term "capacity" as used herein means the maximum number of persons that may be accommodated by the use as determined by its design or by state building code regulations, whichever number is greater. References herein to "employees on the largest work shift" means the maximum number of employees working at the facility during a single given day, regardless of the time period during which this occurs, and regardless of whether any such person is a full-time employee. The largest work shift may occur on any particular day of the week or during a lunch or dinner period in the case of a restaurant. In all cases, one reserved parking space shall be provided for each vehicle used by the operation during business hours. Said spaces shall be in addition to those required by subsection (c) of this section. Where said parking needs of any land use exceed the minimum requirements of this chapter, additional parking spaces sufficient to meet the average maximum weekly peak-hour parking space demand shall be provided by said land use.

Table 105-929(f)(10). Parking Layout Dimensions					
Minimum Permitted Dimensions	Parking Angle in Degrees (°)				
	0° (parallel)	45°	60°	75°	90°
Stall width at parking angle (SW)	9.0°	9.0°	9.0°	9.0°	9.0°
Stall width parallel to aisle (WP)	17.90'	12.7'	10.4'	9.3'	9.0'
Stall depth to wall (D)	9.0' <sup>1</sup>	17.5' <sup>1</sup>	19.0'	19.5' <sup>1</sup>	18.5' <sup>1</sup>
Stall depth to interlock (D)	--	15.3'	17.5'	18.8'	--
Stall length *(including 1.5' curb overhang)(SL)	18.5'	18.5'	18.5'	18.5'	18.5'
Aisle width (AW)	12.0' <sup>2</sup>	12.0' <sup>2</sup>	16.0' <sup>2</sup>	17.20' <sup>2</sup>	26.0' <sup>2</sup>
Throat length (right-of-way to parking area)(T)	Refer to Requirements in table 105-929(6)(c)10.				
Parking module width (PMW):					
Wall to wall (single-loaded) (W1)	21.0'	29.5'	35.0'	42.5'	44.5'
Wall to wall (double-loaded) (W2)	30.0'	47.0'	54.0'	62.0'	63.0'
Wall to interlock (double-loaded) (W3)	--	44.8'	52.5'	61.3'	--
Interlock to interlock (double-loaded) (W4)	--	42.6'	51.0'	60.6'	--
<sup>1</sup> Parking spaces located behind an enclosed garage & located directly off a through aisle shall be at least 30 feet deep.					

<sup>2</sup> This dimension represents (AW) for one-way traffic. For two-way traffic, add 8.0 feet to a maximum(AW) of 26.0 feet.

Diagram for this table 105-929(f)(10) (below)



Typical Parking Layout Dimensions

(2) *Joint parking facilities.*

- a. Parking facilities which have been approved by the plan commission to provide required parking for one or more uses, shall provide a total number of parking spaces which shall not be less than the sum total of the separate parking needs for each use during any peak hour parking period when said joint parking facility is utilized at the same time by said uses.
- b. Each parking space designed to serve as joint parking shall not be located farther than 500 feet from the access to all of the various areas it is designed to serve.
- c. The applicants for approval of a joint parking facility shall demonstrate to the plan commission's satisfaction that there is no substantial conflict in the demand for parking during the principal operating hours of the two or more uses for which the joint parking facility is proposed to serve.
- d. A legally binding instrument, approved by the zoning administrator, shall be executed by any and all parties to be served by said joint parking facility. The applicant shall record this instrument with the Register of Deeds Office and file it with the city clerk. A fee shall be required to file this instrument (see section 105-1013(a)).

(3) *Minimum off-street parking requirements for land uses.* The off-street parking requirements for each land use are listed within article III, division 2 of this chapter.

(4) *Waiver of parking requirement or change of land use.*

- a. Within the CC Central Commercial District, the parking requirements of this article are hereby waived.
- b. Within the Central Parking Waiver Area (defined by Jefferson Avenue to Ontario



Avenue and 7th to 9th Streets) the parking requirements of this article are hereby waived.

- c. Where a change in land use as defined by the parking requirements, requires additional parking over the previously existing land use, the additional parking spaces shall be provided if sufficient space is available on the site as determined by the zoning administrator. If such required parking is not provided, and parking availability problems occur, the floor area devoted to the new land use which is in excess of parking space availability shall be vacated with a plan commission directive to the zoning administrator.

(5) *Locational prohibitions for off-street parking areas.*

- a. Off-street parking shall not be located between the principal structure on a residential lot and a street right-of-way, except within residential driveways and parking lots designated on the approved site plan (see section 105-1001).
- b. No private parking shall occur on street terraces between the sidewalks or right-of-way and the curb, on driveways, or on any other areas located within a public right-of-way not explicitly designated by the plan commission.
- c. *Minimum Permitted Throat Length.* Table 105-929(g)(6) shall be used to determine the minimum permitted throat length of access drives serving parking lots, as measured from the right-of-way line along the centerline of the access drive.

<i>Land Use</i>	<i>Type</i>	<i>Scale of Development</i>	<i>Type of Access Street</i>		
			<i>Collector</i>	<i>Arterial</i>	
Residential	Any residential	0--100 dwelling units	25 feet		
		101--200 dwelling units	50 feet	75 feet	
		201+ dwelling units	75 feet	1,250 feet	
Commercial	Office	0--50,000 gross sq. ft.	25 feet	50 feet	
		50,000--100,000 gross sq. ft.	25 feet	75 feet	
		100,001--200,000 gross sq. ft.	50 feet	100 feet	
		200,001+ gross sq. ft.	100 feet	150 feet	
	In-vehicle sales	0--2,000 gross sq. ft.	25 feet	75 feet	
		2,001+ gross sq. ft.	50 feet	100 feet	
	Indoor entertainment	0--15,000 gross sq. ft.	25 feet	50 feet	
		15,001+ gross sq. ft.	25 feet	75 feet	
	Commercial lodging	0--150 rooms	25 feet	75 feet	
		151+ rooms	25 feet	100 feet	
			0--25,000 gross sq. ft.	25 feet	50 feet

Other commercial uses		25,001--100,000 gross sq. ft.	25 feet	75 feet	
		100,001--500,000 gross sq. ft.	50 feet	100 feet	
		500,001+ gross sq. ft.	75 feet	200 feet	
Industrial	All industrial uses		0-100,000 gross sq. ft.	25 feet	50 feet
			100,001--500,000 gross sq. ft.	50 feet	100 feet
			500,001+ gross sq. ft.	50 feet	200 feet
All other land uses	6+ parking spaces		25 feet	50 feet	

(Ord. of 2-7-2020, § 15.704)

**SECTION 6:**        **REPEALER CLAUSE** All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

**SECTION 7:**        **EFFECTIVE DATE** This Ordinance shall be in effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

\_\_\_\_\_.

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of Sheboygan