

VILLAGE OF BROOKLYN ORDINANCE CHAPTER 117

AN ORDINANCE TO REPEAL AND RECREATE

SECTION 117-1052 OF CHAPTER 117 OF THE CODE OF THE VILLAGE OF BROOKLYN

REGARDING PARKING REQUIREMENTS

THE BOARD OF TRUSTEES OF THE VILLAGE OF BROOKLYN DO ORDAIN AS FOLLOWS:

Section 117-1052: Chapter 117, Zoning Code; Article V. Zoning Districts and Land Uses; Division 8. Traffic Visibility, Loading, Parking and Access; Section 117-1052 Parking Requirements; of the Code of the Village of Brooklyn Code is hereby amended to read as follows:

Sec. 117-1052. Parking Requirements.

- (a) All new parking lots and all alterations of existing lots shall be subject to the approval of the village board, after recommendation from the plan commission. Request for said parking lots shall be accompanied with detailed plans on landscaping, parking layout, drainage provisions, and driveway locations.
- (b) The plan commission may accept less than the required number of parking stalls after it has been proven to the satisfactions of the plan commission and village board that the proposed number of parking stalls will prove to be adequate for all future needs for the use, or that it is impractical, or undesirable, to install the required number of parking stalls. This waiver shall be performed on a case-by-case basis.
- (c) In all districts, there shall be provided at the time any use or building is erected, enlarged, extended, or increased, off street parking stalls for all vehicles in accordance with the following:
 - (1) Access. Adequate access to a public street shall be provided for each parking space.
 - (2) Design standards – off-street parking.
 - i. Each required off-street parking space shall have a stall width of at least nine feet and a stall length of at least 18 feet.
 - ii. Such space shall have a vertical clearance of at least 6 ½ feet.
 - iii. Accessible parking shall be provided pursuant to ADA Standards for Accessible Design, Section 208 & Section 502, in addition to the appropriate accessible route requirements of Section 206.
 - iv. Accessible spaces shall be located as close as possible to an entrance which allows a physically disabled person to enter and leave the principal building or use area.
 - v. Minimum width of the aisles providing access to stalls for one-way traffic shall be as follows: Aisles shall be not less than 24 feet wide for 90-degree parking, 18 feet wide for 60-degree parking, 15 feet wide for 45-degree parking (angle shall be measured between centerline of parking space and centerline of aisle), and 12 feet wide for parallel parking.
 - vi. Design standards – parallel parking. For parallel parking the minimum length of the parking space shall be increased to 23 feet. No parking area of more than two spaces shall be designed as to require any vehicle to back into a public street. Those parking areas for five or more vehicles if adjoining a residential use shall be screened from such use by a solid wall, fence, evergreen planting of equivalent visual density or other effective means, built and maintained at a minimum height of 5 feet. Large expanses of unchanneled parking areas shall be avoided by interior landscaping and safety islands.
 - vii. Location.

- a. Location is to be on the same lot as the principal use, except uses within the General Business District.
- b. The following parking configurations shall require a waiver from the Plan Commission:
 - i. Parking proposed more than 400 feet from a principal use, whether on the same parcel or not.
 - ii. Parking proposed in downtown areas that utilize existing public parking within an adjoining right-of-way or municipal parking lot.
 - iii. Shared or reciprocal parking arrangements (see subsection 9).
- c. Off-street parking in the single-family residence and multi-family residence districts is permitted in the front yard in the driveway, even though closer than five feet to a side lot line, providing the driveway conforms to the requirements in section 117-1053. Parking stalls for single- and two-family residences may be placed one behind the other.
 - i. Off-street parking is permitted in all yards of all districts except in the front yards of single-family and multi-family residence districts, but shall not be closer than 5 feet to a side lot line, right-of-way line, or rear lot line.
 - ii. Temporary off-street parking or display of private (non-commercial) items less than 5 (five) consecutive days per month or 30 (thirty) total non-consecutive days per year is permitted in all yards of residential districts.
- (d) Parking stalls required. Required parking shall be based on IBC (International Building Code Current Version) Use and Occupancy Classification, Chapter 3, for existing and proposed uses, with the following prescribed guidelines:
 - (1) Assembly, Group A, uses shall have minimum 1 space for each employee at the largest work shift plus one half of the total occupant load in parking spaces.
 - (2) Business, Group B, uses shall have minimum 1 space for each employee at the largest work shift plus one quarter of the total occupant load in parking spaces
 - (3) Educational, Group E, uses shall have one stall for each employee plus 1 stall per permitted student auto plus visitor parking in an amount based on the largest event required to be served by the use.
 - (4) Factory, Industrial and High Hazard, Group F & H, uses shall have minimum 1 space for each employee in the largest work shift plus visitor parking in an amount based on the largest event required to be served by the use.
 - (5) Institutional, Group I, uses shall have minimum 1 stall per every 5 beds plus 1 stall for each employee on the largest work shift.
 - (6) Mercantile, Group M, uses shall have minimum 1 stall per every 300 square feet in floor area, with the practical minimum of 1 stall per every employee on the largest work shift plus 1 visitor.
 - (7) Residential, Group R, uses shall have from 1 to 2.5 stalls per dwelling unit based on the density & efficiency of the proposed use, with the practical minimum of 1 stall per dwelling unit for transient residential uses, such as hotels or bed and breakfasts.
 - (8) Storage, Group S, uses shall have a minimum of 1 space for each storage unit. All drive aisle space is considered parking space eligible to meet this requirement, provided it does not interfere with regular or emergency services access at any time.
 - (9) Utility & Miscellaneous, Group U, uses are considered Group S uses for the purposes of administering this ordinance.

Mixed uses, and uses not shown in subsection (d), shall have the required number of stalls set by the Village. Existing or proposed uses in the General Business zoning district are exempt from the literal requirements of minimum parking regulations, but shall also have the minimum required number of stalls as set forth by the Village.

- (e) Surfacing. All driveway and parking surfaces shall be hard-surface, dust-free and non-tracking. The Plan Commission prefers hard surfaces that can be clearly striped, but where appropriate may approve the use of alternate materials.
- (f) Marking. Any parking area for more than five vehicles shall have the aisles and spaces clearly marked whether existing or proposed.
- (g) Lighting. Lighting shall meet the requirements of Sec. 117-1057.
- (h) Loading. Uses requiring loading shall meet the requirements of Section 117-1051.
- (i) Drainage. Parking lots will achieve stormwater runoff standards as set in the erosion, sediment and water runoff control ordinance codified in chapter 107, article II, and may require a stormwater management plan to be submitted for Village approval.
- (j) Landscaping requirements. Landscaping for uses that require 5 or more spaces is required pursuant to Sec. 117-1058.
- (k) Bicycle Parking. All business uses shall include basic provisions for off-street bicycle parking such as bike stands or racks.
- (l) Shared Parking.
 - (1) Parking may be shared by one or more uses if approved by the Plan Commission via the site plan approval process or land division process. Shared parking is not allowed in residential zoning districts except by conditional use approved by the Plan Commission.
 - (2) The applicant shall demonstrate that there is no substantial conflict in the demand for parking during the principal operating hours of the two of more uses for which the shared parking facility is proposed to serve.
 - (3) Shared parking facilities, or joint parking 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 concurrently. This aggregate requirement may be reduced or expanded by the Plan Commission by specific motion.
 - (4) Each parking space designed to serve as joint parking shall not be located farther than 400 feet, except as permitted by a conditional use permit, from the principal structures it is designated to serve.
 - (5) A shared parking agreement, or other legally binding instrument, shall be executed by any and all parties to be served by a shared parking facility. This instrument shall be recorded with the County Register of Deeds and filed with the Village Clerk.

Adopted by the Board of Trustees of the Village of Brooklyn, Wisconsin, this 12th day of April, 2021.

APPROVED:

Brit Springer, Village President

Ayes: _____

Nays: _____

ATTEST:

Linda Kuhlman, Clerk-Treasurer

AFFIDAVIT OF POSTING

STATE OF WISCONSIN)
 :SS
COUNTY OF GREEN)

I, Linda Kuhlman, Village Clerk/Treasurer for the Village of Brooklyn, County of Dane/Green, State of Wisconsin, do solemnly swear that on April 13, 2021, Chapter 117, Zoning Code; Article V. Zoning Districts and Land Uses; Division 8. Traffic Visibility, Loading, Parking and Access; Section 117-1052 Parking Requirements; was posted at the following locations and notification of changes published in the Oregon Observer:

1. State Bank of Cross Plains
 210 Commercial Street
 Brooklyn WI 53521

2. U S Post Office
 218 Commercial Street
 Brooklyn WI 53521

3. Village of Brooklyn website
 www.brooklynwi.gov

4. Brooklyn Community Building
 102 N. Rutland Avenue
 Brooklyn, WI 53521

Further affiant saith naught.
Dated this 13th Day of April, 2021

Linda Kuhlman
Village Clerk-Treasurer

SUBSCRIBED AND SWORN to before
me on this 13th day of April, 2021

Notary Public, _____ WI
My Commission expires: