

# CITY OF DE PERE

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## PARKING LOT & DRIVEWAY INFORMATION

### Design and maintenance.

1. *Plan.* Except for uses designated by this ordinance and residential uses, the design of parking lots or areas shall be subject to the approval of the Building Inspector in accordance with the standards approved by the Plan Commission.
2. *Drainage and grade.* All parking areas shall have adequate drainage and shall be provided with bumper guards where required by grade.
3. *Surfacing.* Parking areas and drives providing access thereto for single family and two-family dwellings and all other off-street parking areas and drives providing access thereto shall be hard surfaced with concrete, asphalt, or brick.
4. *Screening and landscaping.* All open automobile parking areas containing more than three (3) parking spaces shall be effectively screened on each side adjoining or fronting any property situated in a residence district or any institutional premises by a wall or fence.
5. *Lighting.* Any lighting used to illuminate off-street parking areas shall be directed away from residential properties and public streets in such a way as not to create a nuisance.
6. *Signs.* Accessory signs shall be permitted on parking areas in accordance with the provisions specified under the sign ordinance.
7. *Sales, repair, and service.* No sale, storage, repair work, or servicing of any kind shall be permitted in any parking facility, except by permission of the Common Council.
8. All parking stalls shall be marked with painted lines not less than four (4) inches wide.

### Driveways.

1. Before a driveway or curb cut for a driveway is made, a permit shall be obtained from the Building Inspector after first obtaining approval of the parking plan and upon compliance with the provisions of [Chapter 22](#), of the Municipal Code. All driveways shall meet the following requirements:
2. Width restrictions.

Zone	Maximum Width at Property Line	Maximum Flare	Maximum Opening
Residential Zones	25'	5'	35'
Residential Zones (Single Driveway Duplex) (Driveway width shall not exceed 50% of lot width)	40'	2.5'	45'
Business (One-way)	15'	10'	35'
Business (Two-way)	25'	10'	45'
Industrial (Curb & Gutter)			
One-way	20'	20'	45'
Two-way	35'	20'	75'
Industrial (No curb & gutter)			
One-way	20'	45'	85'
Two-way	35'	45'	100'
Semi-trailer Delivery Drives (in any zone where permitted)	(See Industrial)		

3. Width restrictions may be exceeded behind the front yard right-of-way line/front lot line and into the front yard setback provided:
  - a) That the use is not a single or two-family residence with a center driveway;
  - b) The increased width encroaches only the front yard setback which is adjacent to the nearest interior side-yard setback; and
  - c) The outer edge of the widened surface as no closer than two feet from the adjoining lot line
  - d) The widened portion is tapered into the original maximum width at the property line over a distance of 36 inches or more;

- e) Such width increase is approved by the Building Inspector or his/her designee. Denial of any such request is appealable to the Zoning Board of Appeals within 14 days of the denial.

**Separation of location.**

1. Except in the case of center drive duplexes complying with the provisions of this Section, curb cut openings, including alley curb cuts and driveways on the bulbs of cul-de-sacs shall not be less than 15' apart at the curb line.
2. Corner lots. Driveways measured at the curb line shall not be less than the following distance from the intersection with the street right-of-way line:

Use	Street Type	Distance
Residential	All	25'
Business	Local	25'
Business	Arterial or Collector	100'
Industrial	All	100'

3. Interior lot lines. Driveway flares at the curb line shall not extend beyond the lot line.

**Number of curb cuts permitted.**

1. *Residential zones.*
  - a) R-1 District. In the case of a single family residence, one two-way or two one-way drives for each lot of record, and all other uses permitted in R-1 Districts shall be subject to those provisions that apply to commercial districts.
  - b) R-2, R-3, and R-4 Districts. In the case of a single family residence, the rule as applies in R-1 District. In the case of all other uses permitted in R-2, R-3, R-4
  - c) R-4 Districts, except as provided in g., below, the rule applicable to commercial districts shall apply.

- d) Duplexes. One standard residential driveway (25' maximum at property line) per dwelling unit, or one center driveway of a 40-foot maximum width from the garage to the property line per duplex. If a center driveway in excess of 25 feet at the property line is utilized, the following conditions must be met:
- 1) A divider island of a width of not less than one (1) foot at the curb line and not less than three (3) feet at the exterior sidewalk line shall be constructed on the driveway apron. Said divider island shall be curbed and raised to an elevation not less than 6 inches at the curb and shall taper at a constant slope from the curb to the sidewalk grade at the exterior sidewalk line.
  - 2) A landscaped median of not less than 3 feet in width commencing at the interior sidewalk line and running to the garage shall be constructed. For purposes of this paragraph, landscaped means planted in grass, or a combination of decorative stone and plants or grass.
  - 3) Upon complying with the above two conditions, a driveway so constructed shall be considered and constitute one curb cut for purposes of [Section 14-51](#)(8)(b)(1).
- g) Commercial. One two-way or two one-way drives for each 100 feet of total lot frontage.
- h) Industrial. One two-way or two one-way drives for each 200 feet of total lot frontage unless otherwise approved by the Plan Commission in site development plan review.

*2. Increased size.* When the intensity of use of any building, structure, or premises shall be increased through the addition of dwelling units, gross floor area, seating capacity, or other units of measurement specified herein for required parking or loading facilities, parking and loading facilities as required herein shall be provided for such increase in intensity of use and for at least 50% of any existing deficiency in parking or loading facilities.

*3. Changed use.* Whenever the existing use of a building or structure shall hereafter be changed to a new use, parking or loading facilities shall be required for such new use.

*4. Damage or destruction.* For any conforming or legally nonconforming building or use in existence on the effective date of this [the] ordinance [from which this appendix is derived], which subsequently is damaged or destroyed by fire, collapse, explosion, or other cause, and which is reconstructed, reestablished, or repaired, off-street parking or loading facilities shall be provided as required by this ordinance.

*4. Control of off-site parking facilities.* In cases where parking facilities are permitted on land other than the zoning lot on which the building or use served is located, such facilities shall be in the same possession as the zoning lot occupied by the building or use to which the parking facilities are accessory. Such possession may be either by deed or long-term lease, the term of such lease to be determined by the Plan Commission, and such deed or lease shall be filed with the Register of Deeds for Brown County. The deed or lease shall require such owner or his/her heirs and assigns to maintain the required number of parking facilities for the duration of the use served or of the deed or lease, whichever shall terminate sooner.

- **14-56. - Specific requirements off-street parking.**

1. *Residence districts.* Off-street parking spaces accessory to uses allowed in the several residence districts shall be provided in accordance with the following minimum requirements:

a) *Dwellings.*

- 1) Single-family: Two (2) parking spaces shall be provided for each unit.
- 2) Two-family: Two (2) parking spaces shall be provided for each unit.
- 3) Multifamily:

Type Unit	Parking Spaces/Unit
Efficiency/Studio Apartment	One (1)
One Bedroom	One and one-half (1.5)
Two or more Bedrooms	One and three-quarters (1.75)
Elderly Housing	One (1) plus one (1) space for each day shift employee

All multifamily housing shall include an additional .25 spaces/unit designated for visitor parking.

- b) Apartment Hotels: One and one-quarter (1.25) spaces shall be provided for each dwelling unit or lodging room.
- c) Bed and Breakfast Establishments: One (1) parking space for each room rented, in