City of Fond du Lac

SITE PLAN REVIEW GUIDE

Site Plan (8 sets)

APPLICATION: Erosion Control & Stormwater Management

Plan Review Fee: $250
$500 Commercial/Industrial > 10,000 sq.ft.
$500 Multifamily > 8 units
$50 Administrative Plan Review

Stormwater Management Plan (1 set)

APPLICATION: Erosion Control & Stormwater Management

Plan Review Fee: $700 + $40/disturbed acre

Application and Other Documents are available on the Department of Public Works Engineering & Traffic page of the City's website: www.fdl.wi.gov

Erosion Control & Stormwater Management Permit Application
Erosion Control, Stormwater Management & Illicit Discharge Ordinance
Construction Site Erosion Control Reference Guide
Post-Construction Stormwater Reference Guide
Stormwater Management Plan Review Checklist
Stormwater Maintenance Agreement
As-Built Record Drawing Plan Review Checklist

SITE PLAN SUBMITTAL

Site Plan Meeting: Wednesday, 10:00 a.m.

The complete site plan package – including stormwater management plans – is submitted to the Community Development Department for distribution to the Site Plan Review Committee. Plan submittals are due no later than noon on any given Friday for review the following Wednesday. The Site Plan Review Committee meets each Wednesday. The project architect, engineer or plan design must attend the site plan review meeting to answer questions and to document any changes that may be required for plan approval.

THE PROCESS

Site Plan Review is an administrative process that involves the project architect, engineer or designer. Following review by the Site Plan Review Committee, the Community Development Department will approve the plan, approve the plan with conditions, or return the plan to the designer for revision. Where a plan requires revision, there is no deadline for re-submittal and no additional fees are required; the revised plan is reviewed at a staff level and does not require a formal meeting of the Site Plan Review Committee.

The approved site plan is forwarded to the Building Inspector, an approved copy is kept on file in the Community Development Department and an approved copy is mailed to the project designer. A pdf of the final plan set should be submitted to:

Joellyn Dahlin, Principal Planner: jdahlin@fdl.wi.gov
Doug Hoerth, Chief Inspector: dhoerth@fdl.wi.gov
Nick Waldschmidt, Stormwater Engineer: nwaldschmidt@fdl.wi.gov

NOTE: Site plan approval does not constitute approval of a permit for construction, paving, utility work, or curb/street opening.

INFORMATION

- For information regarding zoning and related requirements, and for assistance regarding the general process of site plan review, contact the Community Development office at (920) 322-3440.
- Fond du Lac City Engineering will provide benchmark locations and information on the locations of municipal utilities including water, sanitary sewer and storm sewer. Permits are required for work in the street and terrace areas. City Engineering: (920) 322-3470.
- To locate utility lines including gas, electric, telephone and cable television, call Digger's Hotline at 1-800-242-8511 prior to site plan preparation.
- Prior to the start of any work on a project, contact the Building Inspection Division at (920) 322-3570 for any permits that may be required.

SITE PLAN REQUIREMENT

Site Plan approval is required for the issuance of a building permit for single family condominium homes, multifamily residences, and for commercial and industrial development. Schools, churches, nursing homes and assisted living facilities, and recreational uses also require site plan approval. The site plan requirement applies to the first-time development of a property and for changes to existing buildings and uses. The purpose of a site plan is to illustrate property conditions and provide details of new construction. Elevation drawings are required in certain circumstances.

REQUIRED SITE PLAN ELEMENTS:

- Seal and signature of licensed engineer, architect, land surveyor.
- Dimensions of all property lines, location of existing and future public right-of-ways; location of easements (drainage/utility/access).
- Provide setback dimensions of all proposed buildings. If an existing building (or part thereof) is to be demolished, show the area of the existing construction to be removed.
- Calculate gross area (gross square feet) per building; identify occupancy/use.
- Show details of existing and proposed utility systems: sanitary sewer, storm sewer, water, gas, electric, telephone, cable television.
- Fond du Lac Department of Public Works policy requires a minimum 6” sewer lateral; this requirement applies to all installations. For fire protection purposes, the minimum water lateral is 6”.
- Show Official Map features that are mapped but not constructed, i.e. future streets, changes to existing streets, and drainageways.
- Floodplain. Identify the regional flood elevation, lowest floor elevation, perimeter fill elevation (where required), and limits of the flood fringe and floodway areas. Use NAVD 88 vertical datum. If a LOMA has been approved for an existing structure, provide FEMA case number and supporting documentation.

Floodplain Regulations

City Code Chapter 690, Floodplain Zoning, regulates all areas that would be covered by the regional flood. Base flood elevations are derived from the flood profiles in the City of Fond du Lac Flood Insurance Study.

> Chapter 690 Floodplain Zoning Code is available online at the City of Fond du Lac website: www.fdl.wi.gov
>
> City of Fond du Lac Flood Insurance Study and FEMA flood maps are available in the Community Development Department (4th floor, City-County Government Center, 160 South Macy Street).

RESIDENTIAL AND COMMERCIAL

The elevation of the lowest floor (excluding the basement or crawlway) of any habitable structure which is to be constructed, reconstructed, altered or moved into the area of the 100-year floodplain shall be at or above the flood protection elevation (2' above the regional flood elevation), on fill. The fill elevation shall extend at least 15' beyond the limit of the structure, at a level 1' or more above the regional flood elevation. The basement or crawlway may be constructed at the regional flood elevation, provided it is flood proofed to the flood protection elevation.

MANUFACTURING AND INDUSTRIAL DEVELOPMENT

A manufacturing or industrial structure that is to be constructed, reconstructed, altered or moved into the area of the 100-year floodplain shall be protected to the flood protection elevation utilizing fill, levies, flood walls, or other flood proofing measures in compliance with the Floodplain Zoning Code. Storage yards, surface parking lots and other uses may be placed at lower elevations if an adequate warning system exists to protect life and property.

NONCONFORMING USE / NONCONFORMING STRUCTURE

Modification or addition to a nonconforming use or structure is not permitted <u>except</u> in compliance with the Floodplain Zoning Ordinance. "Modification" and "addition" means any alteration, addition, modification, structural repair, rebuilding or replacement.

No modification or addition to any nonconforming structure or any structure with a nonconforming use, which over the life of the structure would exceed 50% of its present equalized assessed value, shall be allowed unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable regulations of the Floodplain Zoning

Code. The costs of elevating a nonconforming structure or a building with a nonconforming use to the flood protection elevation are excluded from the 50% provision.

A nonconforming historic structure may be altered if the alteration will not preclude the structure's continued designation as a historic structure, flood resistant materials are used, and construction practices and flood proofing methods in compliance with the Floodplain Zoning Code are used.

Residential Development Standards
R-3 (Central Area Residential) and R-4 (Multifamily Residential) Districts

Building Height

No multifamily structure closer than 200 feet from an R-1 district shall be more than two stories or 35 feet in height where the adjacent R-1 land is developed or planned for single family use. The height limitation is not applicable when the adjacent R-1 property is occupied by public, institutional or other non-residential uses.

Density

Density reductions required by zoning code regulations for multifamily dwellings closer than 200 feet from an R-1 district shall not apply when the R-1 property is occupied by public, institutional or other non-residential uses.

Building Separation

Minimum separation between exterior building walls shall be measured at the closest point between structures:

Front or rear wall facing front or rear wall: 60 feet
End wall facing end wall: 30 feet
End wall facing front or rear wall: 45 feet

Building Orientation

The front facade of a building shall be oriented to face a public street, except in the case of a through lot.

Outdoor Trash Collection/Storage Area

Outdoor trash and recycling receptacles must be confined within an enclosed area located not less than 5 feet from any lot line. Wall height of the enclosure shall be not less than 6 feet. The building materials of the enclosure should match materials of the residential building; the use of chain link fencing with privacy slats is not an option.

Fences and Walls

Fences and walls should be designed to complement the style, materials and color of dwelling units. Acceptable materials include wood, wrought iron, stone or brick. The use of chain link and similar materials is prohibited.

Accessory Buildings

In addition to allowable garage and carport structures, clubhouse, recreation building, pool house or gazebo structures are allowed for the common use of the property residents and guests. The design and construction materials of an accessory building shall complement the principal residential building(s). Building size shall not exceed the ground area of the principal residential structure; building siting shall comply with setback requirements of the principal residential structures.

Landscape Buffer Strip

When a lot in an R-3 or R-4 District abuts property in an R-1 District, a landscape buffer strip at least 10 feet wide shall be established along the length of the adjacent R-1 lot line where the adjacent R-1 land is developed or planned for single family use. A buffer strip is not required when the adjacent R-1 property is occupied by existing public, institutional or other non-residential uses.

Landscaping

Existing natural site topography and mature plantings should be considered in developing a landscape plan. A suitable planting scheme will provide a mix of deciduous and coniferous trees and shrubbery, lawn, ground cover and seasonal flowers, and include foundation plantings, groupings of plants at the entryways t the property, open parking screening, and front yard setback areas along a public right-of-way and along interior lot lines to provide a transition to adjoining properties.

Residential Development Standards
Single Family Condominium Residences
R-1 Zoning District

Lot Area

Minimum lot area per dwelling unit: 10,000 square feet.

Building Setbacks

Front Yard: The area between the front of a building and the public right-of-way line and also the area between the front of a building and a private roadway. Minimum 30 feet.

Interior Yard: The area extending from the front yard to the rear yard between a building and the side lot line. Minimum 18 feet.

Rear Yard: The area extending across the full width of the lot between a building and the rear lot line. Minimum 20 feet.

Building Separation

Minimum separation between exterior building walls shall be measured at the closest point between structures:

Front or rear wall facing front or rear wall: 40 feet
End wall facing end wall: 20 feet
End wall facing front or rear wall: 35 feet

On-Site Parking

Two spaces required for each dwelling unit, and at least 1 visitor/guest parking space for each unit. Parking is not permitted in any yard between a building and the street.

Site Design and Architectural Techniques

Site and building designs must consider compatibility with the surrounding area, particularly adjacent single family subdivisions. The site design layout shall utilize reverse building plans and vary building placement to add variety of building orientations and to avoid the monotony of garage door corridors. The front facade of a building shall be oriented to face a public street where practical, except in the case of a through lot. Where the front facade does not face a public street, the front yard area shall utilize landscaping materials to buffer the use from the public street.

Lighting

Freestanding ornamental lights not to exceed 12’ in height shall be provided for illumination of on-site driveway and walkway areas. Lighting shall be confined to the property and shall not produce glare or wash onto adjacent properties or public rights-of-way.

Fencing

Fences and walls shall compliment the style, materials and color of dwelling units. Acceptable materials include wood, wrought iron, stone or brick. Chainlink and similar materials are prohibited.

Accessory Buildings

- One storage building for a condominium development is allowed, up to 400 square feet in area, for the storage of property maintenance vehicles and equipment. Building design and construction materials shall compliment the residential buildings; metal buildings are not permitted. Siting shall comply with setback requirements of the residential structures, except that a storage building may not be located within any required front yard setback or front yard area.

- Clubhouse, pool house or gazebo structures shall be permitted for the common use of residents and guests. Building design and construction materials shall compliment the residential buildings. Building size is not restricted; siting shall comply with setback requirements of the residential structures.

Landscaping

A landscape buffer strip at least 10 feet wide must be provided and maintained along all lot lines that abut areas of R-1 zoning planned or developed for traditional single family residential uses. A buffer strip is not required when the adjacent R-1 land is occupied by public, institutional or non-residential uses.

GENERAL REQUIREMENTS

Site Landscaping

Show proposed landscape treatment including existing features to be retained. Existing natural site topography and mature plantings should be considered in developing a landscape plan. An attractive landscape design shall provide a mix of deciduous and coniferous trees and shrubbery, lawn, groundcover and seasonal plantings, to include foundation plantings, groupings of plantings at the entryways to the property, screening of on-site parking, within front yard setback areas along a public right-of-way, and along interior lot lines to provide a transition and buffer for adjoining properties. The minimum caliper of a tree shall be not less than 2".

Sidewalks

Sidewalk shall be installed along all property boundaries that abut a public street; construction shall comply with City standards. Sidewalk installation shall coincide with site development

Parking

Show arrangement of existing parking spaces and spaces to be added, including existing and proposed driveways. Required setback areasmust be landscaped to screen parked cars from the view of the public right-of-way and neighboring properties.

- **Surface Materials**

  Concrete or asphalt (minimum 3”) surface for all parking and driveway areas is required. Existing gravel driveways and parking areas must be improved to meet City regulations when building and/or property modifications are planned.

- **Parking Stall Size**

  Minimum 9’x18’.

- **Parking Lot Setback - Front Yard**

  Residential Districts: The front yard parking lot setback for a property in a residential district shall correspond to the building setback requirement. Refer to Zoning Code Schedule III for dimensional requirements of each residential zoning district.

  Business, Office or Manufacturing Districts:

C-1 District:	5 feet
C-2 District:	10 feet
O District:	15 feet
M-1 District:	30 feet
M-BP District:	50 feet

- **Parking Lot Setback - Side Yard/Rear Yard**

  Unless specified, a minimum 5’-wide landscape setback is required along side and rear lot lines. A setback is not required along interior lot lines that abut a public alleyway, where a parking lot abuts the building wall of an adjacent property or where the interior of a parking lot abuts a parking lot of an adjacent property, provided that curbing, wheel stops or similar measures are utilized to prevent vehicles from rolling across a lot line.

- **Landscape Islands**

  Landscape islands are required in a parking lot for more than 60 vehicles, at the beginning and end of each row. Any double row for more than 50 cars or a single row for more than 25 cars must be interrupted with a curbed island containing 2 trees (double row) or 1 tree (single row). The minimum caliper of a tree shall be not less than 2". Landscape islands shall be one parking stall in size.

- **Off-Street Loading**

  No berth shall be sited in a front yard, and not less than 25’ from the nearest point of intersection of any two streets. O ff-street loading and access shall be located entirely on the property to be served.

- **Driveways**

  Show shared driveways and cross access between properties where such circumstances occur.

  Single Family Condominium Homes - Common Driveway: The common driveway area is the paved private roadway that serves the condominium development. The maximum driveway width between the required front yard setback area and the public right-of- way line is 24 feet; elsewhere on the property the maximum driveway width is 20 feet. The 20' width may be increased where the Fire Department determines a modification is necessary for public safety. Parking is not allowed along common driveways.

  Single Family Condominium Homes - Individual driveway: The individual driveway is the paved area extending from the common driveway to each dwelling unit. The maximum width shall correspond to the garage width for a linear distance of 30 feet, where the driveway shall then taper to a width of 20 feet at the point of intersection with the common driveway.

  Multifamily Residences: The maximum driveway width between the required front yard setback area and the public right-of-way line is 24 feet; elsewhere on the property the maximum driveway width is 20 feet. The 20' width may be increased where the Fire Department determines a modification is necessary for public safety. Parking is not allowed along common driveways.

  Commercial: Maximum 24’ at the public right-of-way line. Exceptions to maximum driveway width shall be considered in the instance of shared ingress/egress between adjacent properties and land uses, and for high volume streets and highways.

  Manufacturing: Maximum driveway width shall be determined on a case-by-case basis and shall consider circumstances of the individual property and land use.

Property Drainage

Stormwater management regulations, grading plan application requirements and the grading plan application form is available from the City of Fond du Lac Engineering Division. On-line information is available at: www.fdl.wi.gov

Site plan details must demonstrate that property drainage is managed on-site and that the drainage pattern will not create a problem for neighboring lands. A suitable drainage plan shall show existing and proposed site grades, existing trees, drainage patterns and significant land features and buildings. Water runoff cannot drain onto or across adjacent land unless there is an established drainage course. In some cases it may be necessary to modify lot grading or construct a connection to the city storm sewer. Required plan details:

- Use USGS datum.
- Provide location and elevation of benchmark used.
- Show all proposed site elevations, at lot corners, along lot lines and at all buildings.
- Use differing symbols to indicate existing and proposed elevations.
- Use arrows to indicate the drainage flow. Show any existing and proposed catchbasins, swales, berms and ridges necessary for proper drainage of the property.
- Minimum slope grass areas: 1.0% (12" per 100')
- Minimum slope asphalt areas: 0.5% (6" per 100')
- Minimum concrete curb/gutter: 0.4% (4.75" per 100')

ZONING CODE EXCERPTS

720 Attachment 3

City of Fond du Lac

Schedule III
Bulk Requirements
Residential Districts
[Amended 5-14-2014 by Ord. No. 3547]

District	Land Use or Activity	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Yards (See §§ 720-10 and 720-11) (feet)				Maximum Building Height (feet)	Maximum Lot Coverage
					Front	Side		Rear		
						One	Total			
All	Nonresidential uses	10,000	80	125	30	30	70	40	35	50%
R-1	All permitted uses	10,000	80	125	30	6	18	20	35	35%
	1-family dwelling lot of record on April 23, 2014	6,000	50	115	25	5	14	20	35	35%
R-2	1-family dwelling	6,000	50	115	25	6	18	20	35	35%
	2-family dwelling	10,000	80	125	25	6	18	20	35	35%
R-3	1- and 2-family dwelling	6,000	50	115	25	5	14	20	35	35%
	Multifamily dwelling	20,000 or 3,000 per dwelling unit, whichever is greater	25 for each dwelling unit; maximum required: 125	115	25	12	30	20	45	40%
R-4	1- and 2-family dwelling	6,000	50	115	25	5	14	20	35	35%
	Multifamily dwelling within 200 feet of R-1 District	25,000 or 4,500 per dwelling unit, whichever is greater	30 for each dwelling unit; maximum required: 150	115	35	30	70	20	35	40%

District	Land Use or Activity	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Yards (See §§ 720-10 and 720-11) (feet)				Maximum Building Height (feet)	Maximum Lot Coverage
					Front	Side		Rear		
						One	Total			
	Multifamily dwelling	15,000 or 3,000 per dwelling unit, whichever is greater	25 for each dwelling unit; maximum required: 125	115	20	10	25	20	None	50%

NOTES:

Lot depth. Minimum lot depth shall be measured from the front lot line to the rear lot line. For lots where the front and rear lot lines are not parallel, the lot depth should be measured by drawing several evenly separated lines from the front to rear lot lines, at right angles to the front lot line, and averaging the length of these lines.

Lot width. Minimum lot width shall be measured at the front yard setback line. Corner lots shall be increased in width by 25% over the minimum required width of interior lots.

Lot area. In the R-1 District, 20% of the lots in a subdivision may utilize a minimum lot area of 8,750 square feet (minimum dimensions of 70 x 125). This provision shall not be applicable to lots situated on a cul-de-sac street greater than 500 feet in length.

Lot coverage/parking. Sixty-five percent of all required front yard area shall be maintained in open space and not used for parking and driveways.

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City of Fond du Lac

Schedule V
Bulk Requirements
Business Districts
[Amended 5-14-2014 by Ord. No. 3547]

District	Land Use or Activity	Minimum Yards* (See §§ 720-10 and 720-11)			Maximum Building Height
		Front	Side	Rear	
C-1	All permitted uses except when special conditions or special permit provisions state otherwise	None required, except along Main Street no structure shall be less than 40 feet from the center of the existing right-of-way	None required except: 1. If side yard is provided, it shall be at least 5 feet 2. 20 feet when adjacent to a residential district	None required, except 25 feet when adjacent to a residential district	
C-2	All permitted uses except when special conditions or special permit provisions state otherwise	20 feet for each lot or satellite lot of shopping center, except 150 feet for shopping center (25 acres or more)	2 required for each lot or satellite lot of shopping center, each not less than 10 feet, except: 1. 25 feet when adjacent to a residential district 2. 50 feet for shopping center (25 acres or more)	25 feet for each lot or satellite lot of shopping center, except 60 feet for shopping center (25 acres or more)	3 stories or 35 feet whichever is less

NOTES:
* Bulk requirements for uses permitted by special permit may be modified as City Council deems appropriate in its review of a proposal.

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City of Fond du Lac

Schedule VII
Bulk Requirements*
Commercial-Recreation, Office and Industrial Districts

District	Land Use or Activity	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Yards* (See §§ 720-11 and 720-13)			Maximum Building Height
				Front	Side	Rear	
C-R	All permitted uses except when special conditions or special permit requirements state otherwise	10,000	80	20 feet	5 feet, except 20 feet when adjacent to a residential district	20 feet	3 stories or 40 feet whichever is less
O	All permitted uses except when special conditions or special permit requirements state otherwise	10,000	80	20 feet	10 feet, except 20 feet when adjacent to a residential district	25 feet	
M-1	All permitted uses except when special conditions or special permit requirements state otherwise			30 feet	15 feet, except 30 feet when adjacent to a residential district; none required when adjacent to a railroad right-of-way	25 feet, except none required when adjacent to a railroad right-of-way	
M-BP	All permitted uses except when special conditions or special permit requirements state otherwise	120,000 Exception: 5 acres for lots abutting state or federal highways	250	50 feet; 100 feet for yard abutting state or federal highway	30 feet or 45% of building height, whichever is greater; 100 feet for yard abutting state or federal highway	30 feet or 45% of building height, whichever is greater; 100 feet for yard abutting state or federal highway	

NOTES:

* Bulk requirements for uses permitted by special permit may be modified as the City Council deems appropriate in its review of a proposal.

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City of Fond du Lac

Schedule IX
Minimum Off-Street Parking Requirements

Land Use or Activity	Spaces Required*	Remarks**
1. Animal hospital, kennel, doggie day care: for each employee plus: for each 5 crates, suites or animals	1.00 1.00	
2. Assisted living facility, community living arrangement, convalescent home, nursing home: for each employee plus: for each 4 residents	1.00 1.00	
3. Automotive – service station: for each 200 square feet of gross floor area	1.00	See Note 1
4. Automotive – repair, paint, service, detail, body shop: for each employee plus: for each service bay	1.00 1.00	
5. Automotive – sales, including accessory services: for each 400 square feet of gross floor area	1.00	
6. Bank, financial institution: for each 300 square feet of gross floor area	1.00	
7. Bar, tavern, nightclub, teen club, arcade, adult-oriented establishment: for each 100 square feet of gross floor area	1.00	
8. Bed-and-breakfast inn: for each guest room or suite plus: for owners of dwelling	1.00 2.00	
9. Bowling alley: for each lane plus: for any ancillary uses such as restaurants	3.00 As required	
10. Brew pub: for each 100 square feet of pub or dining area plus: for each 2,000 gross square feet of brewery, bottling, distribution	1.00 1.00	
11. Car wash: for each employee	1.00	See Note 2
12. Church, chapel, place of worship: for each 5 seats of design capacity	1.00	
13. Conference center, meeting hall, private club or lodge, gymnasium, arena, place of assembly: for each 5 seats of design capacity	1.00	
14. Day-care, adult or group: for each employee plus: for each five users (peak shift)	1.00 1.00	
15. Dwelling, 1- and 2-family: for each dwelling unit	2.00	
16. Dwelling, multifamily: for each efficiency and 1-bedroom dwelling unit: for 2+ bedroom dwelling unit: plus: visitor parking, for each 6 units	 1.00 2.00 1.00	
17. Dwelling, rooming house or boardinghouse: for each bedroom, suite or sleeping area	1.00	
18. Fitness center, health spa: for each 100 square feet of usable floor area or for each 5 persons based on design capacity, whichever is greater	1.00	

Land Use or Activity	Spaces Required*	Remarks**
19. Furniture and appliance sales and repair: for each 800 square feet of gross floor area	1.00	
20. Funeral home: for each 100 square feet of gross floor area	1.00	
21. Fraternity, sorority, college dormitory: for each bed	0.50	
22. Greenhouse, landscape facility, contractor facility: for each employee plus: for each 1,000 square feet of gross building or sales area	1.00 1.00	
23. Hospital: for each patient room	1.00	
24. Hotel and motel: for each room or suite plus: for any ancillary use such as restaurant, meeting hall, etc.	 1.00 As required	
25. Library, museum, art gallery, photography studio and similar uses: for each 1,000 square feet of gross floor area	1.00	
26. Manufacturing, fabricating, cleaning, testing, assembling, repair, service, rental facility, printing and publishing, machine shop, welding shop, bottling, distribution, and similar uses: for each 300 square feet of office gross floor area plus: for each 3,000 square feet of non-office gross floor area or for each employee, whichever is greater	1.00 1.00	
27. Medical clinics, therapy and rehabilitation, diagnostic services, laboratories: for each 200 square feet of gross floor area	1.00	
28. Office – business and professional: for each 300 square feet of gross floor area	1.00	
29. Personal services – barbershop, salon (hair/nails/tanning), massage, pet grooming, tattoo/piercing establishment: for each 200 square feet of gross floor area	1.00	
30. Recreation facility (indoor or outdoor), swimming pool, skating rink, tennis court, golf course and similar uses: for each employee plus: for each 4 persons based on design capacity	1.00 1.00	
31. Restaurant: for each 100 square feet of gross floor area	1.00	
32. Restaurant, takeout: for each 200 square feet of gross floor area	1.00	See Note 3
33. Retail businesses and services: for each 200 square feet of gross floor area	1.00	
34. School – college, university, vocational, technical: for each 2 students based on the design capacity of the facility	1.00	See Note 4
35. School – elementary and middle: for each faculty and staff member	1.00	See Note 4
36. School – high: for each 7 students of design capacity	1.00	See Note 4
37. Shopping centers, building supply, home improvement center, commercial establishment containing at least 25,000 gross square feet: for each 250 square feet	1.00	
38. Theater, performing arts center: for each 4 seats of design capacity	1.00	
39. Veterinary clinic: for each 200 square feet of gross floor area	1.00	

Land Use or Activity	Spaces Required*	Remarks**
40. Warehouse, storage, wholesale establishment: for each 300 square feet of office space plus: for each 3,000 square feet of non-office gross floor area or for each employee, whichever is greater	1.00 1.00	
41. All other business and commercial establishments: for each 200 square feet of gross floor area	1.00	

NOTES:

* When the totals indicate that a partial space is required, a full space shall be provided. When standards are listed per employee, the standard refers to maximum employees on the premises at peak shift.

****Remarks for Schedule IX**

1. Requirement based on building size. Parking for a convenience store and other accessory uses shall be provided in designated spaces independent of fuel islands.
2. In addition to the required parking spaces, reservoir standing space to accommodate vehicles waiting for service shall be provided in an amount equal to five times the number of automobiles undergoing some phase of laundering at the same time.
3. A takeout restaurant shall be considered a retail business, provided there is no in-house dining and food items are intended for consumption off premises.
4. When facilities for public assembly are accessory to a school, parking shall be based on the greater requirement of the individual uses.