



City of Fond du Lac

S I T E P L A N R E V I E W G U I D E

A detailed site plan is required for the first-time development of a property and for changes to existing buildings, sites and land uses. Site plan approval is a prerequisite for the issuance of a building permit. Note: Site plan approval does not constitute approval of a building permit or approval of a permit for curb cuts and/or driveway openings.

Site Plan Submittal

FRIDAY 12:00 P.M.

A complete site plan package - including the storm water management plan - is submitted to the Community Development Department. Plan submittals are due no later than noon on any Friday for review the following Wednesday. Plan distribution demands do not permit the acceptance of late submittals.

SITE PLAN: (8 sets of detailed site plan + fee; no application)

Site Layout (existing and proposed conditions)

Utilities, Grading & Drainage Plan

Landscape & Lighting Plan

Architectural Elevations and Floorplan (as required)

Plan Review Fee:

\$250

\$500 Commercial/Industrial > 10,000 sq.ft.

\$500 Multifamily > 8 units

STORMWATER MANAGEMENT: (1 plan set + fee + erosion control permit application)

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 Committee Review Meeting

WEDNESDAY 10:00 A.M.

The Site Plan Review Committee meets each Wednesday at 10:00 a.m. The meeting is held in the Community Development Conference Room, located on the 4th floor of the City-County Government Center, 160 South Macy Street. The project architect, engineer or plan design must attend the site plan review meeting.

Site plan review is an administrative process. Where a plan requires revision after review by the Site Plan Review Committee, the revised plan is reviewed at the staff level; there is no formal timeline for the submittal of a revised plan and no additional fee is required.

Approved site plans are forwarded to the Building Inspector; a copy is kept on file in the Community Development Department and a 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

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 affected area of demolition.
- ◆ Calculate gross area per building; identify occupancy and use.
- ◆ Grading, drainage, stormwater management.
- ◆ 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-inch sewer lateral; this requirement applies to all installations. For fire protection purposes, the minimum water lateral is 6 inches.
- ◆ Hydrant location, building access for fire apparatus, hazards, internal fire suppression systems.
- ◆ Show Official Map features that are mapped but not constructed, i.e. future streets, changes to existing streets, and drainageways.
- ◆ Landscape and lighting plan.
- ◆ Trash enclosure details (location and architectural elevation).
- ◆ Fences (location and architectural elevation).
- ◆ On-site parking plan. Show stall size, aisle width, handicapped spaces and signage (\$200 fine sign). Include parking calculation for land use.
- ◆ Architectural elevations and floor plans (where required).
- ◆ 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.

INFORMATION

- For information regarding zoning and floodplain regulations, 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 location 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.
- The Fond du Lac Water Utility is a municipally owned and operated utility providing water service to residents and businesses. For information or questions regarding wellhead protection requirements, existing services and/or new services, contact the Water Operations Manager at (920) 322-3680.
- All new construction is subject to a plan review that includes such items as hydrant location, building access for fire apparatus, details regarding any hazards, internal fire suppression systems. For questions or information contact the Fire Inspector at (920) 322-3807.
- 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 for any permits that may be required: (920) 322-3570.

FLOODPLAIN REGULATIONS

City Code Chapter 690, Floodplain Zoning, regulates all areas in a Special Flood Hazard Area. Base flood elevations are derived from the flood profiles in the *City of Fond du Lac Flood Insurance Study*.

Information for floodplain administration in Fond du Lac is available on the City of Fond du Lac website. Visit the Community Development *Planning & Zoning* web page to access Chapter 690, the Flood Insurance Study, and flood map information. A list of FEMA approved Letters of Map Amendment is updated frequently

RESIDENTIAL AND COMMERCIAL

The elevation of the lowest floor (excluding the basement or crawlway) of a habitable structure constructed, reconstructed, altered or moved into the area of the 100-year floodplain must be at or above the flood protection elevation (2 feet above the regional flood elevation), on fill. The fill elevation must extend at least 15 feet beyond the limit of the structure, at a level 1 foot or more above the flood elevation.

MANUFACTURING AND INDUSTRIAL DEVELOPMENT

A manufacturing or industrial structure constructed, reconstructed, altered or moved into the area of the 100-year floodplain must be protected to the flood protection elevation utilizing fill, levies, flood walls, or other flood proofing measures in compliance with City Code Chapter 690. 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 of a nonconforming use or structure is not permitted except in compliance with City Code Chapter 690. *Modification* means any alteration, addition, 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 City Code Chapter 690. The cost of elevating a nonconforming structure or a building with a nonconforming use to the flood protection elevation is excluded from the 50% provision.

A nonconforming historic structure may be altered if the alteration will not preclude the continued designation as a historic structure, flood resistant materials are used, and construction practices and flood proofing methods in compliance with City Code Chapter 690 are used.

RESIDENTIAL DEVELOPMENT STANDARDS

R-3 (Central Area Residential) and R-4 (Multifamily Residential)

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 a multifamily dwelling closer than 200 feet from an R-1 district do 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

Trash and recycling containers 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.

Fences and Walls

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

Accessory Buildings

The design and construction materials of any accessory building must 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 singlefamily 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 landscape elements should be considered in developing a landscape plan. Appropriate plantings will provide a mix of deciduous and coniferous trees and shrubbery, lawn or ground cover, perennials, foundation plantings, and plant groupings at the entryways to the property. Plantings must screen open parking areas, front yard areas, and interior lot lines to provide a transition to adjoining properties.

Lighting

Site lighting must utilize fixtures that reflect the architecture and style of the building(s). Freestanding lights shall not exceed 12 feet in height. Lighting shall be confined to the site and not produce glare or wash onto adjacent properties or public rights-of-way.

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 front yard is 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 setback: 30 feet.

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

Rear Yard: The rear yard is the area extending across the full width of the lot between a building and the rear lot line. Minimum setback: 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 are required for each dwelling unit and at least one 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 vary building plans and placement to add variety of building orientations and to avoid the monotony of garage door corridors. The front facade of a building must be oriented to face a public street where practical, except in the case of a through lot. Where the front facade of a building does not face a public street, the front yard area shall utilize landscaping materials to buffer the structure(s) from the public street.

Lighting

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

Fencing

Fences and walls should complement the style, materials and color of dwelling units. Acceptable materials include wood, wrought iron, stone or brick. Chain link 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 materials should complement the residential buildings; metal buildings are not permitted. Siting shall comply with setback requirements of the residential structures; a storage building may not be located within any required front yard setback or front yard area.
- ◆ Clubhouse, pool house or gazebo structures are allowed for the common use of residents and guests. Building design and materials must complement 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 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 SITE PLAN REQUIREMENTS

Site Landscaping

The site plan should show the 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 should provide a mix of deciduous and coniferous trees and shrubbery, lawn, groundcover and seasonal plantings, and include foundation plantings, groupings of plantings at the entryways to the property. Landscaping is required to screen 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.

Sidewalks

Sidewalk is required 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. Provide parking calculation based on land use; Required setback areas must 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 width: 9 feet

Minimum depth: 18 feet

Aisle width: 24 feet (two-way traffic, 90 degree parking)

◆ **Parking Lot Setback - Front Yard**

Residential Districts: The front yard parking lot setback for a property in a residential district must be not less than the minimum building setback requirement. Refer to *Zoning Code Schedule III*.

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, the minimum landscape setback for a side and/or rear yard is 5 feet. Exception: A landscape setback is not required for interior lot lines that abut a public alleyway, where a parking lot abuts the building wall of an adjacent property, or where 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**

In a parking lot for more than 60 vehicles landscape islands are required at the beginning and end of each row. A double row of more than 50 cars or a single row of more than 25 cars must be interrupted with a curbed island including trees (double row, 2 trees; single row, 1 tree). The minimum caliper of a tree is 2". Landscape islands shall be one parking stall in size.

◆ **Off-Street Loading**

A loading berth cannot be sited in a front yard, and/or less than 25 feet from the nearest point of intersection of any two streets. Loading and access must be located entirely on the property to be served.

◆ **Driveways**

Single Family Condominium Homes - Common Driveway:

The common driveway area is the 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; in other areas 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 between the common driveway and the dwelling unit. The maximum width shall correspond to the garage width for a linear distance of 30 feet; after that point the driveway must taper to a width of 20 feet at the point of intersection with the common driveway.

Multifamily :

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' feet width at the public right-of-way line. Exceptions to driveway width may be considered in the instance of shared ingress/ egress between adjacent properties and land uses, and for high volume streets.

Manufacturing:

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

Lighting

A lighting plan is required when exterior lighting is installed or modified, or when a property is affected by site plan review. The lighting plan shall include light fixture details which depict the height, design, and method of shielding; a photometric plan shall show the proposed intensity of illumination distributed across the site in a grid-like fashion. Site illumination shall be arranged so as not to reflect direct light, glare or wash onto adjacent properties or the public right of way.

Requirements:

- ◆ Site lighting shall utilize fixtures that reflect the architecture and style of the building(s) as well as the overall site design.
- ◆ The height of freestanding lights shall be measured from finished grade to the top of the light fixture.
- ◆ Freestanding lights shall not exceed 18 feet in height for commercial, institutional and industrial properties and uses located adjacent to residential properties and uses.
- ◆ Freestanding lights shall not exceed 24 feet in height for commercial and industrial properties and uses.
- ◆ Freestanding lights shall not exceed 12 feet in height for institutional, educational, and residential properties and uses.

Property Drainage

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.

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

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 existing and proposed catch basins, 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

ZONING

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%

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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.

ZONING

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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	

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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	

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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.