



City of Fond du Lac

Site Plan Review

REQUIREMENT

Site plan review is required for any commercial, industrial, institutional and/or educational development, single family condominium development, multifamily development of three or more units, and for other uses and development as specified by the Zoning Code. Approval of a site plan is a prerequisite for the issuance of a building permit.

A site plan is required for the first-time development of a property, for additions to existing buildings and other new construction and site modifications, and for parking lots and parking lot expansions. Relative to the scope of a project, such as a proposal for a minor building addition or site changes, a site plan may be eligible for administrative reviewed by Planning and Engineering to streamline the process.

Questions regarding the process may be directed to the Community Development Department at (920) 322-3440.

SITE PLAN SUBMITTAL

Site plan submittals delivered to the Community Development Department by 12:00 p.m. on Friday are reviewed the following Wednesday at 10:00 a.m. by the Site Plan Review Committee. The Community

Development Department distributes plans for staff review, including: Planning, Engineering, Water Utility, Fire Department, Police Department, Alliant Energy, AT&T and Charter. The site plan submittal package should include the following:

- 1. Site Plan (5 Plan Sets + Review Fee)**
 - Site Layout – Existing and Proposed Conditions
 - Utility Plan
 - Grading and Drainage Plan
 - Landscape Plan
 - Photometric Plan
 - Building Elevations and Floorplans (as needed)

2. **Stormwater Management (1 Plan Set + Review Fee + Erosion Control Application)**
 The Erosion Control & Stormwater Management permit application and other documents are available on the Engineering & Traffic Division page of the City’s website:
www.fdl.wi.gov
3. **Utility Plan – PDF**
 Transmit PDF via email to: jdahlin@fdl.wi.gov and kellefsen@fdl.wi.gov
4. **Traffic Control Plan**
 Provide traffic control plan for construction that requires temporary street closure, sidewalk closure due to the placement of scaffold, construction staging area, etc.

P L A N R E V I E W F E E S

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

Stormwater Management Review Fee: \$700 + \$40/disturbed acre

S I T E P L A N M E E T I N G

The Site Plan Review Committee meets on Wednesday at 10:00 a.m. in the Community Development Department located on the 4th

floor of the City County Government Center, 160 South Macy Street. Plan review comments will be provided at the meeting to the project architect or engineer. Where a plan requires revision after review by the Committee, a revised plan is submitted at the convenience of the project architect or engineer for review at the staff level; there is no timeline for resubmittal and an additional meeting by the Site Plan Committee is not necessary. Staff review time of a revised plan is approximately one week.

P L A N A P P R O V A L

Seven copies of the final plan set are required for approval (Community Development, 3 sets; Engineering, 4 sets.). A letter to document the

plan approval is sent to the Project Representative, along with a signed copy of the approved plan. A copy of the approved plan will be retained by the Community Development Department and a copy will be provided to the Building Inspector. The erosion control and stormwater management approvals are provided separately by the Engineering Division. The site plan approval is valid for 12 months; if a building permit is not secured within the 12-month period the site plan approval will be null and void.

SITE PLAN ELEMENTS

1. **Lot boundaries**, including dimensions; location of easements (utility, drainage, access).

2. **Site Information:**

Zoning Designation

Setback Requirements

Parking Requirement and Parking Provided

Floodplain Limits and Designation (including base flood elevation)

3. **Setbacks.** Delineate limits of required building and parking setbacks. Provide setback dimensions of all new construction. If an existing building or parking lot will be modified or expanded, show the setback of the existing development and also the new development.

a. Building setback regulations. Refer to *Schedule III* (Residential), *Schedule V* (Business) or *Schedule VII* (Commercial-Recreation, Office, Industrial) of Municipal Code Chapter 720, Zoning.

b. Parking setback regulations.

Front Yard - Residential. 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*.

Front Yard - 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

Side Yard/Rear Yard. Unless otherwise specified by the Zoning Code or by protective covenants of a City Industrial Park, the minimum landscape setback for a side and/or rear yard is 5 feet. 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.

4. Provide calculation of the **gross floor area** of each building and identify the occupancy and use.

5. **Parking.** The parking requirement is based on the gross square footage of the building (Refer to *Schedule IX* of Municipal Code Chapter 720, Zoning). Show

arrangement of existing parking spaces, spaces to be added, and existing and proposed driveways; dimension parking stall size, aisle width, handicap parking spaces, and provide a detail of the required van accessible sign, including the \$200 fine sign. Required setback areas must be landscaped to screen on-site parking from the view of the public right-of-way and neighboring properties;

- a. Surface materials. Concrete or asphalt surface for 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.
- b. Parking stall size. Minimum width, 9 feet; minimum depth 18 feet. Aisle width, 24 feet (two-way traffic, 90 degree stall arrangement).
- c. Screening and landscape requirements. Landscape screening is required for off-street parking lots on all sides except when a side or rear yard abuts another parking lot, where the side or rear building wall of an adjacent property is situated at or near the common lot line, or adjacent to a public alleyway. Landscaping, at a minimum, should complement the property and adjacent properties and include a mix of deciduous and coniferous trees and shrubs. Shrubs and hedges used for screening purposes shall be at least 24" in height at the time of planting; the minimum caliper of a tree is 2 inches. Plantings shall be designed to provide an effective, dense screen within two years after the date of planting. A landscape island or planter is required at the end of each row in a parking area for more than 40 vehicles. The size of a landscape island should be at least the size of a parking stall.
- d. 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 to the loading area must be located entirely on the property to be served.
- e. 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 for a linear distance of 30 feet may reflect the width of the garage; 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; in all other locations 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. An exception to allowable 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.

6. **Stormwater Management Plan.** Required application forms, fee schedule, ordinance requirements, and other information is provided on the Engineering & Traffic Division page of the City of Fond du Lac website, including:

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

7. **Grading and Drainage Plan.** The plan must demonstrate that drainage is managed on-site and that the drainage pattern will not create a problem for neighboring lands. 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.

- a. Use USGS datum.
- b. Provide location and elevation of benchmark used.
- c. Show all proposed site elevations, at lot corners, along lot lines and at all buildings.
- d. Use differing symbols to indicate existing and proposed elevations.
- e. Use arrows to indicate the drainage flow. Show existing and proposed catch basins, swales, berms and ridges necessary for proper drainage of the property.
- f. 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')

8. **Utility Plan.** Existing and proposed sanitary sewer, storm sewer, water, natural gas, electric, telephone, fiber optic, other utility lines. Fond du Lac Department of Public Works policy requires a minimum 6" sewer lateral for all installations. For fire protection purposes, the minimum water lateral is 6". Provide PDF with site plan submittal and email to: jdahlin@fdl.wi.gov and kellefsen@fdl.wi.gov
9. **Fire Protection.** Hydrant location, building access for fire apparatus, hazards, internal fire suppression systems.
10. **Landscape Plan.** Existing natural site topography and mature plantings should be considered in the landscape plan. Show the proposed landscape treatment including existing features to be retained. An attractive landscape design will provide a mix of deciduous and coniferous trees and shrubbery, lawn, groundcover and seasonal plantings, and include foundation plantings and 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.
11. **Lighting Plan.** 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.
 - a. Utilize fixtures that reflect the architecture and style of the building(s) and the overall site design.
 - b. Height of freestanding light fixtures is measured from finished grade to the top of the light fixture:
 - (1) Commercial, institutional and industrial properties and uses located adjacent to residential properties and uses: Maximum 18'
 - (2) Commercial and industrial properties and uses: Maximum 24'
 - (3) Institutional, educational, and residential properties and uses: Max. 12'
12. **Trash and Recycling Container Enclosure.** Show location and architectural details. A trash enclosure may not be located within the front yard of a property and not less than 5' from a side or rear lot line. Minimum wall height is 6 feet. For a residential development the materials shall match the materials of the residential building(s); for commercial or industrial development, the materials shall match or complement the building façade.
13. **Fences and Retaining Walls.** Show location and height of existing fences and retaining walls and the location of new fences and walls. Provide architectural details of any new fence and/or retaining wall;
14. **Sidewalk.** 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.

15. **Architectural Elevations and Floor Plans.** As required.
16. **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. An as-built Elevation Certificate is required for all new development in the floodplain.
17. **Traffic Control Plan.** Provide a traffic control plan for construction that requires temporary street closure, sidewalk closure due to the placement of scaffolds, construction staging area, etc.

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.

DEVELOPMENT REGULATIONS – CITY CODE EXCERPTS

FLOODPLAIN REGULATIONS – Municipal Code Chapter 690

Municipal 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*. 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 for Fond du Lac properties is updated frequently on the City’s website.

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’ above the regional flood elevation), on fill. The fill elevation must extend at least 15’ beyond the limit of the structure, at a level 1’ foot or more above the flood elevation.

MANUFACTURING AND INDUSTRIAL DEVELOPMENT

A manufacturing/industrial structure 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 that comply with 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 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 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 affect the continued designation as a historic structure, flood resistant materials are used, and construction practices and flood proofing methods comply with Chapter 690.

ZONING REGULATIONS – Municipal Code Chapter 720

RESIDENTIAL DEVELOPMENT STANDARDS

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

Building Height

A multifamily structure on property closer than 200 feet from an R-1 (Single Family Residential) district may not be more than two stories or 35' 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 limitations for a multifamily property 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/recycling containers must be confined within an enclosed area located not less than 5' from any side or rear lot line. An enclosure may not be located within the front yard area of a lot; wall height of the enclosure shall be not less than 6 feet. Building materials of the enclosure should match materials of the residential building(s).

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 (Central Area Residential) or R-4 (Multifamily Residential) district abuts property in an R-1 (Single Family Residential) 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 (Single Family Residential) 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.

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%

FOND DU LAC CODE

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
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.

ZONING

720 Attachment 7

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.

ZONING

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	

FOND DU LAC CODE

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	

ZONING

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.