



# Off-Street Parking Standards

The City of Middleton has established off-street parking standards to alleviate and prevent congestion of public rights-of-way. It establishes minimum requirements for the provision of off-street parking and circulation in accordance with the use of various sites and types of development.

The bicycle parking requirements are intended as a means of reducing dependence on private automobiles, reducing pollution and congestion associated with automobile use, and fostering more compact development patterns which encourage transit, bicycle, and pedestrian circulation.

## What do these standards apply to?

These requirements only apply to new developments and redevelopments. The Zoning Administrator reviews these standards during the Site Plan Review process. All required elements should be depicted on the submitted Site Plan.

## What are the parking minimums?

Off-street parking requirements for each land use are generally tied to the use's capacity and gross floor area or the number of employees at the subject property during the largest work shift. Figure 10.06.06a details the automobile parking minimums and maximums, and the minimum bicycle parking required. Figure 10.06.06b shows the handicapped parking requirements.

The parking requirements listed in Figure 10.06.06a can be changed as determined by the Plan Commission or Zoning Administrator. See section 10.06.06 of the zoning code for further details on allowable changes.

**Figure 10.06.06a: Number of Off-Street Parking Spaces Required by Land Use**

Land Use		Automobile Minimum Required	Automobile Maximum Permitted	*Bicycle Minimum Required
Residential	Single Family Dwelling Unit, Manufactured Home, Duplex, Twin House, Two Flat	1 per dwelling unit	4 outside spaces	None
	Townhouse	1 per dwelling unit	2 outside spaces	1 per dwelling
	Multiplex and Apartments	1 per dwelling unit	2.5 per dwelling unit	1 for every efficiency or 1 bedroom, ½ space per additional bedroom; 1 guest space per 10 dwelling units in the building.
	Accessory Dwelling Unit	None	2 per dwelling unit (not to exceed)	1 per dwelling unit

Land Use	Automobile Minimum Required	Automobile Maximum Permitted	*Bicycle Minimum Required
		maximum allowed for principal use)	
Individual Family Living Arrangement	See applicable land use above.		
Boarding House Living Arrangement	Determined by Zoning Administrator	4 outside spaces	1 per dwelling unit, plus 1 for every 3 bedrooms
Mixed	Live/Work Unit	1 per DU + 1 per 2 employees	2 outside spaces
	Mixed-Use Building	Calculated based on separate components	Per the maximum of each individual land use
Commercial	Offices	1 per 500 SF of gross floor area in excess of 2,000 square feet	125% of minimum
	Restaurants, Taverns, and Other Indoor or Outdoor Commercial Entertainment or Food and Beverage Counter Service and Walk-In Pickup or Indoor Shooting Range or Intensive Outdoor Activity or Adult-Oriented Entertainment	20% of maximum capacity of persons	40% of maximum capacity of persons
	Group Daycare Center	1 per 15 clients plus 1 per 2 employees	200% of minimum
	Commercial Animal Daycare or Boarding	1 space per every 1,000 SF of gross floor area, plus 1 space for every 2 employees on the largest shift	125% of minimum
	Commercial Indoor Lodging or Bed and Breakfast	1 space per room for rent, plus 1 space for each employee on the largest work shift	125% of minimum
	Water-Related Recreation	See Section 10.03.10(26)	125% of minimum
	Outdoor Display	1 space per 2,000 SF of gross outdoor floor area	125% of minimum
	Drive-Through and In-Vehicle Sales or Service	Refer to the parking requirements of the other land use activities on the site, such as Indoor Sales and Service land uses for a gas station/convenience store, or Office land uses for a bank.	125% of the minimum parking requirements
	Campground	1 space per campsite	125% of the minimum parking requirements

Land Use		Automobile Minimum Required	Automobile Maximum Permitted	*Bicycle Minimum Required
	All Other Commercial Uses	1 per 500 SF of gross floor area in excess of 2,000 square feet	125% of minimum	1 per 2,000 SF of gross floor area
Institutional	Schools, Colleges, and Trade Schools	1 space per classroom + 1 space per 5 students of legal driving age	1 space per classroom + 1 space per 3 students of legal driving age	1 space per 5 students
	Place of Worship	1 per 70 SF of gross floor area in main worship space	125% of minimum	1 per 350 SF of gross floor area in main worship space
	Funeral Home	1 per 200 SF of gross floor area of assembly area	125% of minimum	1 per 2,000 SF of gross floor area in assembly area
	Hospital	Determined by Zoning Administrator		
	Community Living Arrangement	Determined by Zoning Administrator	4 outside spaces	1 per dwelling unit, plus 1 for every 3 bedrooms
	Institutional Residential	See Section 10.03.12(7)	125% of minimum	1 per 4 units, plus 1 per 5 employees
	All other Institutional Uses	Determined by Zoning Administrator		1 per 2,000 SF of gross floor area
Other Uses	Industrial Uses, Storage Uses, Transportation Uses, or Extraction Uses	1 space per 2 employees on the largest work shift	1 space per employee on the largest work shift	1 per 5 employees
	Outdoor Storage and Wholesaling	1 space per every 10,000 square feet of gross floor area, plus 1 space per 2 employees on the largest work shift	125% of minimum	1 per 5 employees
	Transit Center or Airport	Determined by Zoning Administrator		
	Off-Site Parking Lot, Off-Site Structured Parking	None		
	Telecommunication Uses or Energy Production Uses	None		
	Agricultural Uses	Determined by Zoning Administrator		1 per 5 employees
	All Accessory and/or Temporary Uses	None, except as required for the principal land use or in Section 10.03.28	None, except as required for the principal land use or in Section 10.03.28	None, except as required for the principal land use or in Section 10.03.28

\* For all multi-family and mixed-use land uses, a minimum of 1 bicycle space shall be provided for every dwelling unit consisting of an efficiency or 1-bedroom unit; ½ space per additional bedroom; 1 guest space per 10 dwelling units. At least ninety percent (90%) of required resident bicycle parking shall be designed as long-term parking as described in Section 10.06.06(7). Any guest parking shall be designed as short-term parking as defined in Section 10.06.06(7).

For all commercial, institutional, and industrial land uses, a minimum of 4 bicycle spaces (the equivalent of two two-sided bike racks) shall be provided. At least ninety percent (90%) of all

bicycle parking for these uses shall be designed as short-term parking as defined in Section 10.06.06(7).

For parking lots containing more than 40 automobile parking spaces, off-street bicycle parking spaces shall be provided. The number of off-street bicycle parking spaces to be provided shall be 5 plus a number equal to 5 percent of the automobile parking space requirement or 20 bicycle parking spaces, whichever is less.

A nonresidential use's automobile parking requirement may be reduced by providing additional bicycle parking. After the bicycle parking requirement has been met, a minimum of 4 bicycle parking spaces may be provided in lieu of 1 required automobile parking space, with a maximum reduction of up to 5 automobile parking spaces.

**Figure 10.06.06b: Number of Handicap Off-Street Parking Spaces Required by Land Use\***

Per Wis. Admin. Code § COMM 62.1106.

Total Parking Spaces Provided		Required Minimum Number of Accessible Spaces
All Land Uses	1 to 25	1
	26 to 50	2
	51 to 75	3
	76 to 100	4
	101 to 150	5
	151 to 200	6
	201 to 300	7
	301 to 400	8
	401 to 500	9
	501 to 1,000	2% of total
	More than 1,000	20 plus one for each 100 over 1,000

\*Any existing parking areas intended to be restriped shall provide accessible parking spaces per the requirements above in accordance with the 2010 ADA Standards for Accessible Design.

**What requirements are there for electric vehicle charging?**

Electric vehicle charging requirements apply to any new parking facility built or expanded with 10 or more spaces.

In residential developments, a minimum of two Level 2 Electric Vehicle Charging Stations shall be provided and the standards in Figure 10.06.06c shall be met.

In commercial developments where people may park vehicles in excess of six hours, as determined by the Zoning Administrator, a minimum of two Level 2 Electric Vehicle Charging Stations shall be provided and the following standards in Figure 10.06.06c shall be met:

**Figure 10.06.06c Electric Vehicle Parking Requirements**

Years	Electric Vehicle Ready Parking Spaces (percentage of total parking spaces provided)*
2023-2025	10%
2026-2030	20%

2031-2035	30%
2036-2040	40%
2041+	50%

\* See Section 10.01.23 for definitions.

### **Does Middleton have design standards for off-street parking?**

Yes, Middleton has design standards for off-street parking. Please refer to Section 10.06.06(7) of the zoning ordinance for a detailed description of those design standards, and Section 10.06.07 for off-street loading standards.

### **Additional questions?**

Contact City of Middleton Planning & Community Development Department at (608) 821-8370 or [planning@cityofmiddleton.us](mailto:planning@cityofmiddleton.us).