



Parking- Zoning Code Requirements

City of Oshkosh Planning Services Division

Zoning Code Guide:

This guide was developed to help direct you through the zoning process. Following the steps below will help to eliminate possible delays in obtaining your zoning permit approval.

1. Provide a Site Plan

The plans shall be drawn at 1 inch = 20 feet or larger scale and shall include the following (see the sample site plan). Blank site plans may be purchased at the Planning Services counter for a fee. Please include on your site plan:

- All existing structures on site.
- Property lot lines.
- Location of proposed structure(s).
- Dimensions of proposed structure(s).
- Distance (setbacks) proposed structure(s) are from property lines and other structures.
- Location, dimension and purpose (i.e. water, sewer, etc.) of all known easements.

2. Other Information

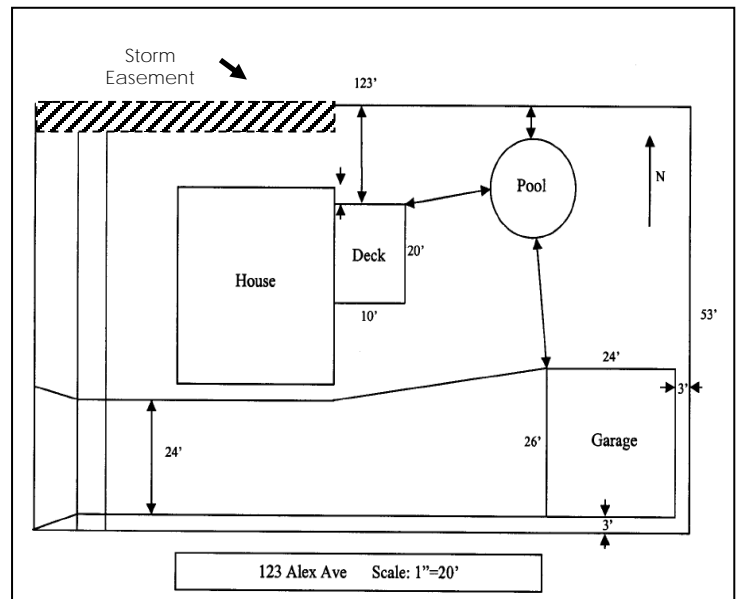
With the site plan other information that may be required :

- Materials used
- Height of structure(s)
- Elevations (if applicable)

3. Apply for the Permit

Please plan ahead to apply for your permit. We suggest that you apply for the permit 2 weeks prior to wanting to start construction. The Planning Services Division is located at 215 Church Ave, Oshkosh Room 204, Level 2 and open Monday- Friday 8am to 4:30pm.

Sample Site Plan



If you have questions please feel free to contact the
 Planning Services Division at (920) 236-5059.
 Web Site: www.ci.oshkosh.wi.us



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General Parking Requirements:

There shall be no parking in designated setback areas or outside of designated parking spaces, except in the driveways of single family and two family dwellings.

Limitations on Parking Facility Uses:

In residential districts and on residentially used lots, accessory off-street parking facilities shall be solely for parking of passenger vehicles, which shall be regulated as follows:

- Vehicles shall be in condition for safe and legal performance on public right-of-ways and shall be registered, displaying current license plates.
- A maximum of one (1) commercial vehicle per dwelling unit may be parked outdoors on residential property if it is used by a resident of the dwelling unit and has a manufacturer's gross vehicle weight rating of 10,000 pounds or less and is less than 21 feet in length.
- A recreational vehicle (RV) associated with and customary to residential uses may be parked as if a passenger vehicle but shall not be utilized for storage of goods, materials or equipment other than is considered part of the RV or essential to its function.

Prohibited Vehicles/Equipment:

Vehicles and/or equipment not normally associated with a residential use specifically prohibited from being parked or stored outdoors on residential property include, but are not limited to:

Construction equipment, such as bulldozers, backhoes, skid steers, and fork lifts, Dump and stake body style trucks, Cube type vans and trucks, Landscaping equipment such as tractors, tree spades, graders and scrapers, Semi-trailers and tractors, Concession, vending and catering trailers, Commercial equipment trailers and lifts, Tow trucks, wreckers or car carriers except that one light duty tow truck when on call operating under the rotating call list, Amusement rides and similar vehicles.

Driveway Requirements:

General Driveway Regulations & Requirements:

- Single-family uses are limited to one driveway per lot unless otherwise regulated in this code.
- Two-family uses are permitted two driveways per lot unless otherwise regulated in this code.
- Driveways and uncovered spaces shall be paved prior to the permit expiration.
- Legally established driveways that do not conform to current performance standards may be reconstructed provided the reconstructed driveway is not dimensionally expanded.
- Please refer to the requirements on page 9 for all substandard lots (less than 60 feet in width or less than 100 feet in depth).

Driveway Location:

Driveways may be constructed as follows but shall not interfere with lot drainage or subdivision drainage plans:

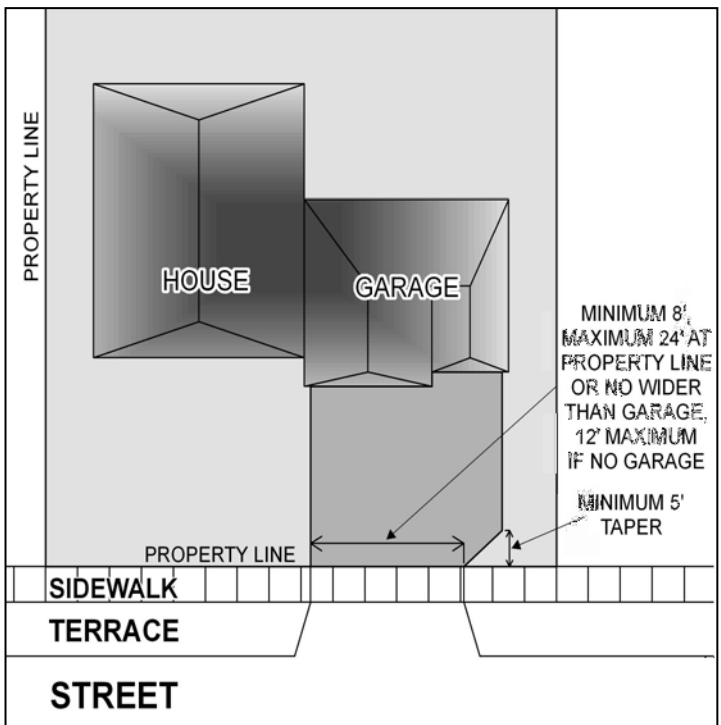
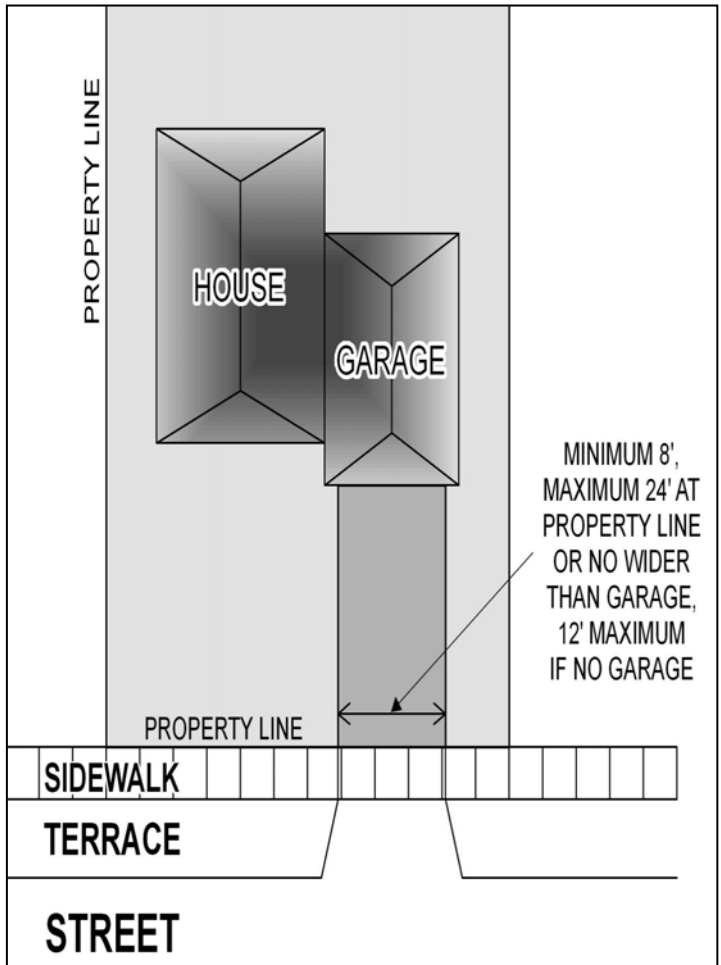
- Driveways shall be setback a minimum of 6 inches from the side lot line on parcels with less than 60 feet of lot width/frontage. On parcels where the available side yard area prohibits the ability to create/maintain an 8 foot driveway and the required setback as listed below, the setback may be reduced the smallest distance necessary.
- Driveways leading to detached garages or uncovered parking areas shall meet the side setbacks for accessory structures or shall meet the side setback of the existing detached garage or uncovered parking area. On corner lots, driveways shall meet the rear setbacks for accessory structures or the setback of the existing detached garage or uncovered parking area.
- Driveways leading to attached garages shall meet the side setbacks for principal structures or shall meet the side setback of the existing attached garage. On corner lots, driveways leading to attached garages shall meet the rear setbacks for principal structures or shall meet the setback of the existing attached garage.

Driveway Width:

- Driveways shall be a minimum width of 8 feet.
- Driveways leading to garages are limited to 24 feet maximum width at the lot line but may increase to the width of the garage with taper.
- Where no garage exists the maximum driveway width shall be a maximum of 12 feet and shall be situated as not to create only front yard parking.
- The Zoning Administrator may reduce the minimum driveway width to that which is deemed functional, if an 8 foot driveway is unattainable.

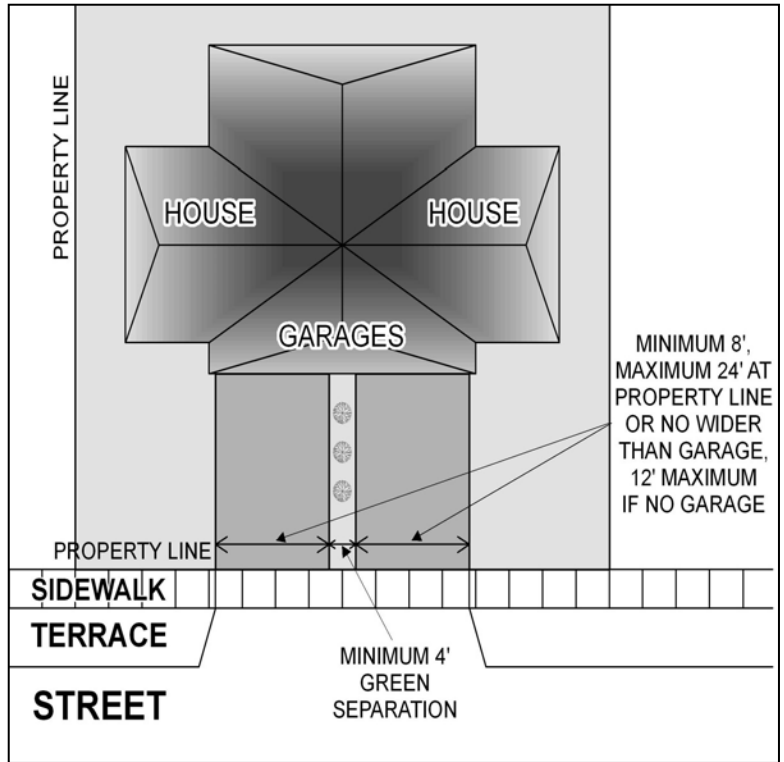
Driveway Tapers:

- Where the width of the driveway at the garage exceeds the maximum width of the driveway at the lot line, the driveway shall be tapered between the garage or the edge of the uncovered space alongside the garage and the lot line starting a minimum of 5 feet inside the parcel.
- The drive width shall be the least possible needed when leading to a legal uncovered space next to the garage.



Two Family Driveway Requirements:

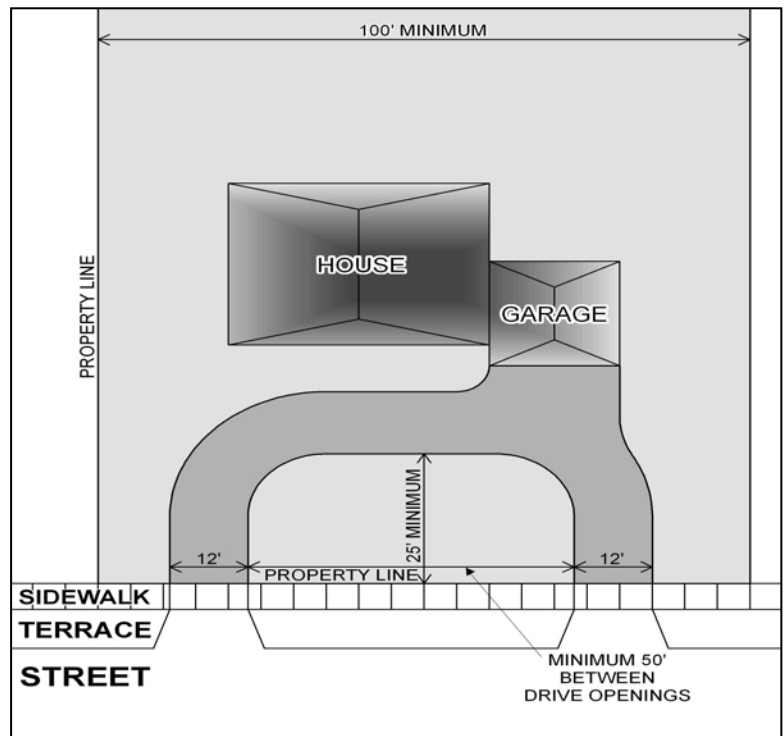
- Individual drives for two-family uses with adjacent garages are limited to the 24 feet maximum width at the property line.
- Each individual driveway must be separated by a minimum of a 4 foot green area extending the full length from the property line to the garage/ parking space .



Circular Driveway Requirements:

Circular, horseshoe and similar type driveways shall be permitted provided they comply with the following requirements:

- The minimum lot width is at least 100 feet.
- The maximum width of such a driveway shall not exceed 12 feet, except for the area of allowable paving in front of the garage.
- The inside edge of the arc of the driveway shall be at least 25 feet from the lot line.
- For driveways with two curb openings, the spacing shall provide a minimum dimension of 50 feet between the inside driveway edges, measured at the lot line.



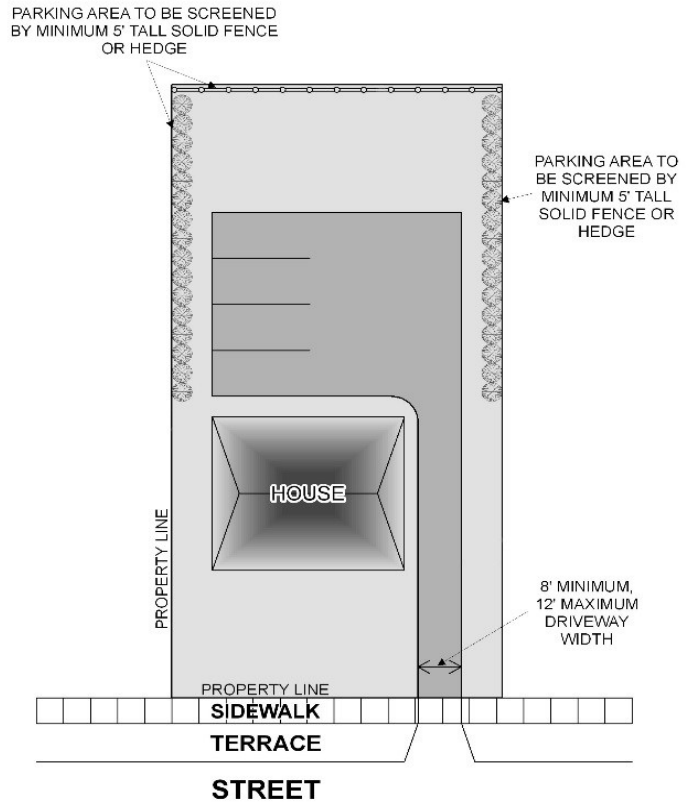
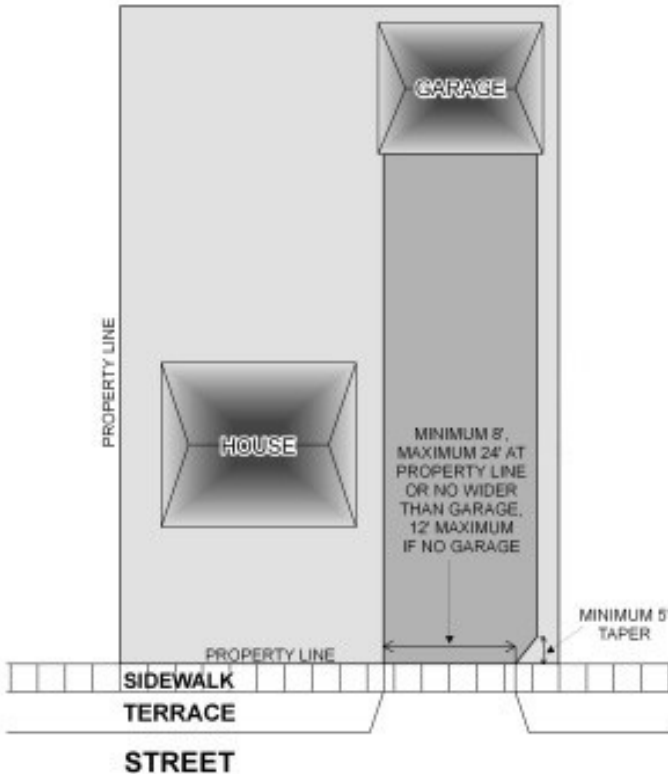
Parking Space Requirements:

Parking Space Design:

The following chart details the minimum number of parking spaces depending on the type of residential use.

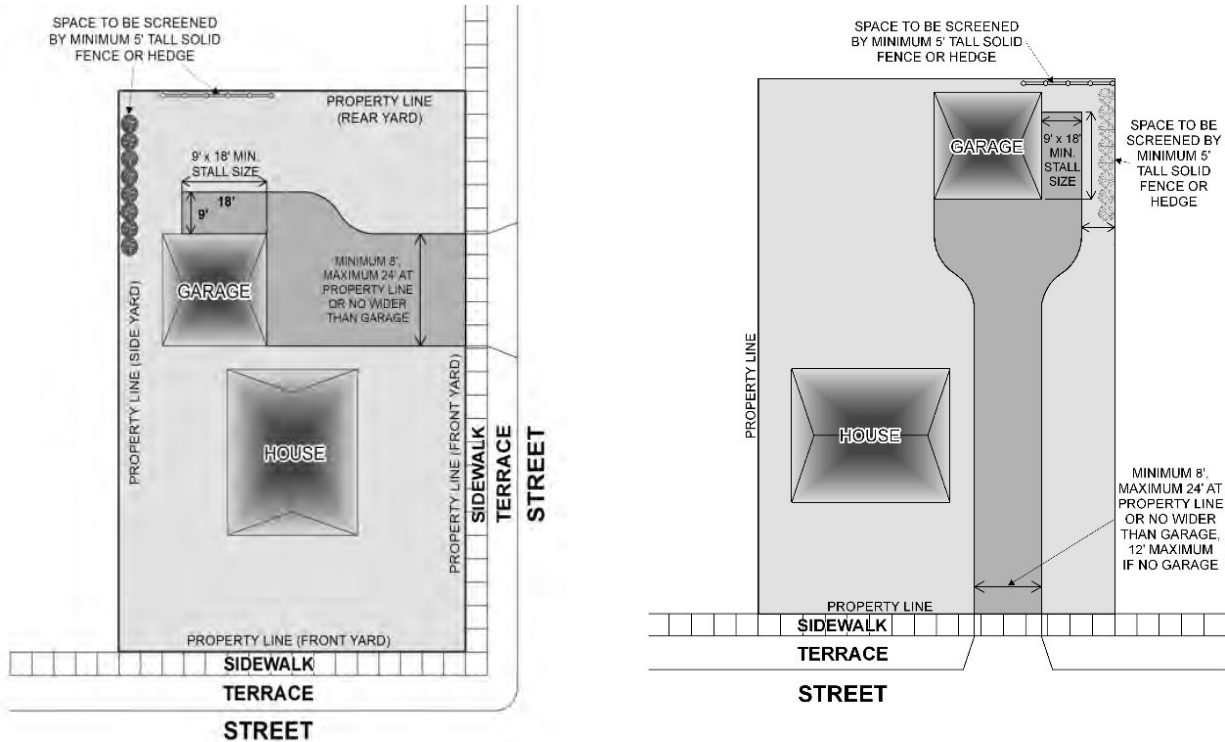
- Parking spaces must be provided either within a garage or as uncovered spaces that meet the principal structure setbacks.
- No more than 4 uncovered parking spaces shall be permitted per lot. Where no garage is provided, a shed shall be provided.
- All uncovered parking spaces shall be screened and meet principal structure setbacks.
- Lots shall not exceed the maximum impervious surface ratio for the applicable zoning district.
- Driveways may be used for parking only when the driveway leads to legal parking stalls as shown in the following diagrams.

Type of Residential Use:	Minimum Number of Parking Spaces:
Single Family Dwelling	2 Spaces
Mobile Home	2 Spaces
Two Flat, Twin House, Duplex	2 spaces per dwelling unit
Roommate Living Arrangement	2 spaces per family plus 1 for each unrelated adult



Parking Space Design:

On interior lots, one uncovered parking space is permitted alongside a garage when said space is not located between the building and the street or the building and the rear lot line and provided said space meets the side setbacks for accessory structures. Parking spaces must be screened from view. On corner lots, one uncovered parking space is permitted alongside the garage when said space is not located between the building and the street and meets the side setbacks for accessory structures. Parking spaces must be screened from view.



Substandard Lot Parking Requirements:

Substandard Lots are parcels with less than 60 feet of lot width or less than 100 feet of lot depth.

The following regulations apply to these parcels:

- Driveways shall be considered legal "stacked" parking spaces provided that each space is no less than 8 feet in width and 18 feet in depth.
- Uncovered parking areas, including driveways as discussed above, are permitted with the following setbacks:
 - A front yard setback no less than the setback of the front façade of the principal structure.
 - Side yard setback between front and rear facades of principal structure of no less than 6 inches.
 - Side yard setback past rear façade of the principal structure and the rear lot line: per the side yard setbacks for accessory structures.
 - Rear yard setback: per the rear setback for accessory structures.
- Uncovered parking situated beyond the rear façade of the principal structure must be screened with a minimum of 5 foot tall vegetation, fencing or other material that creates a solid screen, impervious to sight from adjacent properties, excluding views from the side of the lot where access is provided.
- Uncovered parking spaces located beyond the rear façade of the principal structure may be reduced in depth to 16 feet provided permanent wheel stops are supplied.
- Impervious surface associated with rear yard parking shall be no greater than 50 percent of the total rear yard area.