

**Neighborhood Revitalization Commission**  
Proposed Elimination of Off-Street Minimum Parking Requirements  
for Dwellings, Commercial Establishments, Non-profit Entities, and Service Providers  
and Revision to Municipal Code  
January 4, 2021

The 2020 La Crosse parking management report shows that, on a “typical” weekday, no place under study ever reached parking occupancy capacity, even at peak demand. The four areas studied, the densest in the city, had ample parking at all times.

Based on the final report of the “*Downtown Parking Study Update & Analysis of Expanded Areas*” completed by Rich & Associates Parking Consultants in July 2020, the NRC recommends eliminating all off-street minimum parking requirements from Municipal Code for dwellings, commercial or retail establishments, non-profit entities, or service providers. Because current Municipal Code clearly mandates off-street parking significantly greater than the need, the code unnecessarily allocates urban space for parking that would find a better and higher use as additional dwellings, businesses, or service providers. Eliminating minimum requirements for off-street parking would allow developers, businesses, and property owners to better allocate space for dwellings, commerce, or services rather than cars. They would be able to choose for themselves how much parking is needed to attract and accommodate residents, customers, clients, or other users thus allowing for increased numbers, density, availability, and affordability of housing, businesses and service providers.

#### Section 115-343-Residential uses

The following residential and quasi-residential uses shall be conditional uses and may be authorized as provided herein:

(9) Notwithstanding the residence requirements of article III of this chapter, a dwelling unit in the Single Family Residence District (R-1) or the Residence District (R-2), may provide family day care home services by a person other than a resident provided, no other dwelling unit on the same parcel is licensed as a family day care home. All other requirements or conditions, however, as defined in [section 115-1](#) shall apply along with the following:

**Proposed Elimination:** ~~e. Minimum parking shall be one space per staff person, one space minimum.~~

#### Section 115-343-Off-street parking

**Proposed Elimination:** ~~(k) The number of parking spaces required as shown in the following list:~~

~~1. Uses, minimum parking requirements, units of measurement:~~

~~One-family Dwellings and Mobile Homes, two parking spaces for each dwelling unit. Two-family Dwellings, two parking spaces for~~

~~each dwelling unit; provided, however, should any dwelling unit contain three or more bedrooms there shall be provided one additional **parking** space for each additional bedroom or enclosed room which may be utilized for sleeping purposes, whichever number is larger. Multifamily Dwellings, 1.5 **parking** spaces for each dwelling unit; provided, however, should any dwelling unit contain three or more bedrooms there shall be provided one additional **parking** space for each additional bedroom or enclosed room which may be utilized for sleeping purposes, whichever number is larger; provided, however, the maximum number of **parking** spaces required for Multifamily Dwellings shall not exceed four per dwelling unit.~~

~~Hotels, motels and tourist homes, one **parking** space for each dwelling unit or guest room, plus one **parking** space for each three employees.~~

~~Boardinghouses, one **parking** space for each two beds plus one **parking** space for each three employees.~~

~~Private clubs and lodges (without sleeping facilities); one **parking** space for each 150 square feet of floor area.~~

~~Private clubs and lodges (with sleeping facilities); one **parking** space for each guestroom, plus one **parking** space for each three employees.~~

~~Fraternities, sororities and dormitories, one **parking** space for each three beds (exclusive of those beds occupied by persons enrolled in an institution of learning, prohibited by administrative order of that institution from bringing motor vehicles onto such premises).~~

~~Hospitals, one **parking** space for each two beds, plus one **parking** space for each three employees.~~

~~Sanitariums, rest and nursing homes, one **parking** space for each five beds, plus one **parking** space for each three employees.~~

~~Medical and dental clinics, three **parking** spaces for each doctor.~~

~~Funeral Homes, six **parking** spaces for each chapel or parlor, plus one **parking** space for each funeral vehicle kept on the premises.~~

~~Places of assembly and recreation, including stadiums, arenas, auditoriums, (other than church, college or institutional school) convention halls, theaters, places of worship, and other similar places of assembly, one **parking** space for each five seats.~~

~~Schools (including nursery, elementary and junior high); one **parking** space for each two employees.~~

~~High schools, one **parking** space for each two employees, plus one **parking** space for each student authorized by school officials to drive private automobiles to school to attend regularly scheduled classes.~~

~~Colleges and universities, one **parking** space for each two employees, plus one **parking** space for each three full-time students allowed private automobiles and who are not residing in school approved dormitories or fraternities and sororities.~~

~~Business, professional and trade schools, one **parking** space for each two employees plus one **parking** space for each three students based on the maximum number of students attending classes on the premises at any one time during any 24-hour period.~~

~~Financial institutions, business, government and professional offices, one **parking** space for each 300 square feet of floor area.~~

~~Retail stores or personal service establishments (except those listed separately), restaurants, bars, places of entertainment and similar establishments, one **parking** space for each 150 square feet of floor area.~~

~~Drive-in banks, self-service automobile laundries, or similar drive-in establishments, three stacking places per teller or customer window. Automobile Laundry (excluding self-service automobile laundries), 20 stacking spaces for each wash rack, plus one **parking** space for each three employees.~~

~~Bowling alleys, five **parking** spaces for each alley, plus such additional spaces as are required for affiliated uses — bars, restaurants, and the like.~~

~~Manufacturing and processing plants, laboratories, wholesale houses, one **parking** space for each two employees and one **parking** space for each vehicle used in the conduct of the enterprise.~~

~~Day care centers licensed by the Wisconsin Department of Children and Families which for compensation provide care and supervision for four or more children under the age of seven for less than 24 hours a day shall provide off-street **parking** at the rate of two **parking** sites for the first ten children and one additional site for each ten additional children or part thereof. One **parking** space shall also be provided in addition for each two employees.~~

~~2. Uses not listed.~~

~~In the case of structures or uses not mentioned, the provisions for a use which is similar shall apply.~~

~~For the above uses, **parking** spaces required on an employee basis shall be based on the maximum number of employees on duty or residing, or both, on the premises at any one time.~~