

CHAPTER 9-8

OFF-STREET PARKING AND LOADING

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9-8-1: **PURPOSE:** These regulations are written to help increase safety, lessen congestion, and reduce storage of vehicles in the streets.

9-8-2: **REQUIRED ZONING FOR OFF-STREET PARKING AND LOADING FACILITIES:** Required parking spaces and loading/ unloading spaces shall be located in the same zoning district as that of the use for which they are accessory, except as described herein.

9-8-3: **NUMBER OF SPACES BY USE:** The following are the minimum required off-street parking spaces for the particular use.

Hotels and motels	1 per dwelling unit or rental unit plus 1 per owner or employee on premises.
Automobile service stations	1 per each 2 employees plus 1 per owner or manager
Business offices and banks	2 per each 5 employees, plus 1 per 200 square feet of floor area for customer use
Churches	1 per 5 seats
Community centers	3 per each 10 persons able to be accommodated

Convention Halls, Dance Halls, Skating Rinks, Assembly Halls or Other Places of Assembly	1 parking space for each one hundred (100) square feet of floor area used for assembly.
Cultural and civic institutions	1 per 2 employees plus 1 per each 800 square feet of public area
Dental offices or clinics	1 per each examining or treatment room, plus 1 per doctor, plus 1 per each other employee
Dwelling, multi-family	1-1/2 per dwelling unit
Eating and drinking establishments	1 per each 100 square feet of floor area for public use
Elementary schools	2 per classroom
Furniture Stores, Appliance Stores, Motor Vehicle Sales, Wholesales Stores, Household Equipment or Furniture Repair Shops, or Machinery Shops	1 parking space for each four hundred square feet of floor area.
Funeral parlors	1 per funeral vehicle maintained on premises, plus 10 per chapel or parlor, plus one per family residing on premises.
Governmental offices	1 per each employee per shift, plus 1 per 200 square feet of floor area for customers use
Health institutions other than hospitals or clinics	1 per each 4 beds, plus 1 per each staff doctor, plus 1 per each other employee
High schools	3 per classroom
Junior high schools	2 per classroom
Libraries	1 per 800 square feet of floor area
Manufacturing Plants	1 per each employee, based on the maximum number of employees in any one work period
Medical offices or clinics	1 per each examining room or treatment room, plus 1 per doctor, plus 1 per each other employee
Non-business clubs	1 per each 3 members
Nursing homes	1 per each 4 beds, plus 1 per each staff doctor, plus 1 per each other employee

Private clubs and lodges	1 plus 1 per each 2 persons for living accommodations provided, or 1 per each 3 members, whichever is greater.
Professional offices	2 per each 5 employees, plus 1 per 200 square feet of floor area
Retail sales	2 for 5 employees plus 1 per 200 square feet devoted to the public
Savings and loan associations	1 per each 5 employees, plus 1 per 200 square feet of floor area
Swimming pool (public)	3 per each 10 persons able to be accommodated
Trade schools	1 per each 2 employees, plus 1 per each 100 square feet of instruction space
Wholesale offices	2 per each 5 employees, plus 1 per 200 square feet of floor area for customer use

**MISCELLANEOUS OTHER USES:** For uses not specifically listed, accessory off-street parking spaces shall be provided as required herein for the most similar use.

9-8-4 **CALCULATION OF NUMBER OF SPACES; WHEN REQUIRED:** In any determination of total parking requirements, any fraction less than one-half (1/2) may be dropped and any fraction of one-half (1/2) or more shall be counted as one parking space. When the number of employees is a factor in determining the number of off-street parking spaces required, "employees" means the maximum number of employees on duty at the same time.

When a building or structure is erected, the required spaces shall be recorded. If there is an increase or decrease in number of dwelling units, gross floor area, seating capacity, number of employees, or other unit of measurement specified in this text for determining the required parking or loading facilities, and when such increase or decrease results in a requirement for more or less total parking or loading spaces through application of the requirements, the parking and loading spaces shall be increased or may be decreased accordingly.

9-8-5: **MULTIPLE USERS:** If groups of buildings contain uses which vary in their parking requirements, the number of parking spaces shall be the sum of the individual requirements for each use. Where peak parking requirements occur at different times of the day or week, as determined by the Village Planning Commission, joint facilities may be shared by two (2) or more uses.

9-8-6: **AMERICANS WITH DISABILITIES ACT:** All requirements set forth by the Americans with Disability Act of 1990 (ADA: Public Law 101-336), as amended, are hereby made a part of this Ordinance.

9-8-7: **SIZE OF SPACES:** Each parking space shall be at least one hundred eighty (180) square feet in area and shall be a definitely designated stall adequate for one (1) motor vehicle so that both doors may be opened. Adequate access to each stall and to the street shall be provided.

9-8-8: **PARKING LAYOUT DRAWING AND DESIGN:** Any application made associated with a building, structure, or use which has a parking requirement of more than four (4) parking spaces, shall include therewith a plot plan drawn to scale and fully dimensioned showing any parking or loading facilities to be provided in compliance with the requirements of these regulations.

Each off-street parking facility of more than four (4) spaces shall be provided with an appropriate means of vehicular access to a street in a forward manner only. Such off-street parking spaces shall open directly upon an aisle or driveway of such width and design as to afford adequate ingress and egress. No driveway shall have a width exceeding thirty-five feet (35') at the right-of-way, or be nearer than fifty feet (50') to an intersecting street right-of-way line. All such driveways shall be constructed with a portland cement concrete approach slab extending from the edge of the roadway to the right-of-way line. The slab shall provide for curbing and ramping of sidewalks, where applicable. The design shall be subject to the inspection and approval of the Village Engineer.

9-8-9: **SURFACING:** All open off-street parking areas containing more than four (4) parking spaces within a residential or business zoning district shall be improved with an adequate storm water drainage system, and paved with either a crushed stone base, or equal, not less than six inches (6") thick, and wearing surface of asphaltic concrete or comparable hard-surfaced, all weather dustless material not less than two inches (2") thick or portland cement not less than six inches (6") thick on a compacted subgrade. All open off-street parking areas containing more than four (4) parking spaces within a manufacturing zoning district shall be improved with an adequate storm water drainage system. Surfacing of said area to be determined on a case-by-case basis by the Village Board of Trustees; however, in no case shall a surface be allowed which is not considered a dust free surface. All open off-street parking areas containing not more than four (4) parking spaces shall be surfaced and maintained in such a manner as to make them dust free.

9-8-10: **USE OF PARKING FACILITIES:** Off-street parking facilities accessory to residential use and developed in any Residential District in accordance with the requirements of this Ordinance shall be used solely for the parking of non-commercial vehicles owned by occupants of the dwelling structures to which such facilities are accessory or by guests of the occupants.

Accessory off-street parking facilities serving non-residential uses of property may be permitted in an R-3 District as a Special Use Permit, subject to the requirements to obtain a Special Use Permit and the following specific requirements, in addition to all other relevant requirements of this Section:

- A. The parking lot shall be accessory to, and for use in connection with, one or more non-residential establishments located in adjoining districts, or in connection with one or more existing professional or institutional office buildings or institutions.
- B. Said parking lot shall be used solely for the parking of passenger automobiles.
- C. No commercial repair work or service of any kind shall be conducted on said parking lot.
- D. No sign of any kind other than signs designating entrances, exits and conditions of use shall be maintained on said parking lot.
- E. Each entrance to and exit from said parking lot shall be at least twenty (20) feet distant from any adjacent property located in any Residential District, except where ingress and egress to the parking lot are provided from a public alley or public way separating the residential areas from the proposed parking lot.
- F. In addition to the foregoing requirements, such parking lots shall conform to any further requirements and conditions as may be prescribed by the Village Board for the protection of properties adjacent to and in the vicinity of the proposed parking lot. These may include the provisions of screen plantings.
- G. No motor vehicle repair work of any kind is permitted in any required accessory off-street parking facility. No gasoline or motor oil shall be sold in conjunction with an accessory off-street parking lot, except where such lot is accessory to a business having such sale as a principal use.
- H. No off-street parking area or space shall be used for the purpose, incidental or otherwise, of advertising or selling of cars unless the car is owned by the resident or immediate family member and has a current license plate. Cars which have a dealer's plate or do not have a title in the name of the immediate family member are prohibited from being sold from such property.

9-8-11: **PARKING FACILITY LIGHTING:** Any parking facility lighting shall be arranged and maintained so that it is directed downward and does not shine directly upon any adjacent residence or street and does not produce excessive glare.

- 9-8-12: **REQUIRED SETBACKS:** No parking space or loading space or portion thereof established on the same zoning lot with a building shall be located within a required front yard. No parking space or portion thereof established on a zoning lot without a building shall be located closer to any street line than the established building line on adjacent properties nor closer than the front yard setback required for the zoning district in which the parking lot is located.
- 9-8-13: **DISTRIBUTION VEHICLE SPACES:** All uses involving receipt or distribution of goods by vehicle shall have parking spaces on the premises for the pick up, delivery, and service vehicles necessary for normal daily operation. These spaces shall be in addition to the above required parking spaces and shall be subject to Sections 9-8-9 and 9-8-11.
- 9-8-14: **LOADING/UNLOADING BERTH:** An off-street loading berth shall be a hard-surfaced area of land, open or enclosed, other than a street or a public way, used principally for the standing, loading, or unloading of trucks, tractors, or trailers so as to avoid undue interference with the public use of streets and alleys. A required loading space shall be not less than ten feet (10') in width, and of sufficient length to prevent encroachment on a street or alley pavement, and fourteen feet (14') in height, exclusive of access aisles and maneuvering space.