

Article VII, Schedule of Off-Street Parking

Sec. 07.01 Intent.

The intent of this Article is to provide for adequate private passenger vehicle and delivery truck parking for different types of land uses within the Village and to set standards for the construction and use of off-street parking facilities. Within this Article, standards have been identified for:

- (a) The temporary parking of trucks with the primary intent of delivering goods for storage and/or sale to the general public;
- (b) The temporary parking of private passenger vehicles as a use incident to a principal use; and
- (c) The temporary parking of private passenger vehicles as a principal use of the site to serve another use district which has developed without adequate off-street parking.

Sec. 07.02 Off-Street Loading and Unloading Space.

On the same premises with every building, structure, or part thereof, erected and occupied for manufacturing, storage, warehouse goods, display, department store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning, or other uses involving the receipt or the distribution of vehicles or materials or merchandise, there shall be provided and maintained on the lot, adequate space for standing, loading, and unloading services in order to avoid undue interference with public use of the streets or alleys. Such space shall include a 10 foot by 55 foot loading space, with 14 foot height clearance, for every 10,000 square feet or fraction thereof, in excess of 2,000 square feet of building floor use or land use for the above mentioned purposes. A 10 foot by 25 foot loading space with a 14 foot height clearance shall be required for any of the abovementioned uses for 2,000 or less square feet of building floor use or land use.

Sec. 07.03 Off-Street Parking Development Conditions.

In all zoning districts, off-street parking facilities for the storage or parking of private passenger vehicles hereafter erected, altered or extended after the effective date of this Ordinance shall be provided and maintained as herein prescribed:

- (a) The loading space as required in Section 07.02 of this Ordinance shall not be construed as supplying any off-street parking space.
- (b) When units or measurements used in determining the number of required parking spaces result in requirement of fractional space, any fraction up to and including one half shall be-disregarded and fractions over one-half shall require one space.
- (c) Whenever a use requiring off-street parking is increased in floor area or changed in use, and such use is located in a building existing on or before the effective date of this Ordinance, additional parking space for such additional floor area or changed use shall be provided and maintained in amounts hereafter specified for such use; provided, however, in the existing business districts where the Village and various property owners have or may cooperatively develop parking facilities, and additional parking space as required for the increased floor space is not available within the required 300 feet as required in this Ordinance, the Commission may, through negotiations with the owner of such property, vary the location of such required parking spaces or agree to the owner=s participation in other authorized parking facilities which will furnish the same amount of space as required for his increased floor space within a distance of not more than 500 feet of the building.
- (d) For the purpose of this Article, A floor area@ in the case of offices, merchandising, or service types of use, shall mean the gross floor area used or intended to be used for services to the public as customers, patrons, clients, or patients or as tenants, including areas occupied for fixtures and equipment used for display or sale of merchandise.
- (e) Off-street parking facilities for one- and two-family dwellings shall be located on the same lot or plot of ground as the building they are intended to serve. The location of required off-street parking facilities for other than one and two-family dwellings and all multiple dwellings shall be within 500 feet of the building they are intended to serve, measured from the nearest point of the off-street parking facilities to the nearest point of the building.
- (f) In the case of a use not specifically mentioned, the requirements for off-street parking facilities for a use which is mentioned and which such use is similar shall apply.
- (g) Nothing in this Article shall be construed to prevent collective provision of off-street parking facilities for two or more buildings or uses, provided that, collectively, such facilities shall not be less than the sum of the requirements for the various individual uses computed separately in accordance with the table in this Article.
- (h) Nothing in this section shall prevent the extension of or an addition to a building into an existing parking area which is required for the original building when the same amount of

space taken by the extension or addition to a building is provided by an enlargement of the existing parking lot or an additional area within 300 feet of such building.

- (i) Such parking areas will be used solely for the parking of private passenger vehicles for periods of less than 24 hours (excluding parking devoted entirely to single family detached dwellings) and shall not be used as off-street loading areas.
- (j) No commercial repair work or service of any kind, or sales or display activities, shall be conducted in such parking areas.
- (k) Such parking lots shall be used only for parking automobiles and no commercial activities, such as washing or greasing, sale of merchandise or purveying of foodstuffs, repair work or servicing of any kind, shall be done thereon.
- (l) No building or structure shall be hereafter built or permitted, except as necessary buildings for an attendant, not more than 50 square feet each in area and not more than 15 feet in height.
- (m) Plans for development of any such parking lot must be approved by the Zoning Officer before construction is started. No such land shall be used for parking until approved by the Administrative Official.
- (n) Any area once designated as required off-street parking shall not be changed to any other use unless and until equal facilities are provided elsewhere.
- (o) Bus parking is not permitted within an off-street parking lot, except as designated by this Ordinance.

Sec. 07.04 Table.

- (a) The amount of required off-street parking spaces for uses or buildings, additions thereto and additions to existing buildings, as outlined in Section 07.03, shall be determined in accordance with the following table, and the space so required shall be stated in the application for a permit and shall be irrevocably reserved for such use and/or shall comply with this Article.
- (b) For those uses not specifically mentioned, the minimum requirements for off-street parking facilities shall be accordance with a use which is similar in type.

Use	Required Parking Space(s)

Article VII, Schedule of Off-Street Parking

(1) One-family dwellings.	Two for each dwelling unit.
(2) Two-family dwellings, multiple-family dwellings, apartment houses and efficiency apartments.	One and one-half for each unit and/or first bedroom and one additional for each additional bedroom over one.
(3) Tourist homes, cabins or motels.	One for each guest or sleeping room or suite in a tourist home, tourist cabin or motel, plus two additional for management and/or service personnel.
(4) Nurses home or dormitory.	One for each two bedrooms, plus two additional for manager.
(5) Hospital, sanitariums, nursing and convalescent homes and homes for the aged or similar uses.	One for each four beds, plus one for each staff or visiting doctor, plus one for each four employees including nurses.
(6) Orphanage and institutions of a philanthropic and charitable nature or similar use.	One for each ten beds.
(7) Hotels.	One for each guest room, plus one additional for each employee.
(8) Private clubs, fraternities, boarding houses and rooming houses.	One for each bedroom, plus two additional for owner or management.
(9) Libraries, museums, post offices.	Provide for each building a parking area, other than the front or side yard, which shall be not less in size that two times the floor area of the building.
(10) Theaters and auditoriums (other than incidental to schools).	One for each four seats, plus additional equal in number to 50 percent of the number of all employees of the theater.
(11) Churches, auditoriums incidental to schools.	One for each four seats in the main assembly area.
(12) Schools, public or private.	One for each two employees (including teachers and administrators), plus sufficient space for the safe and convenient loading

	and unloading of students.
(13) Dance halls, pool and billiard rooms, assembly halls without fixed seats, community centers, civic clubs, fraternal orders, veterans= organizations, union halls and similar types of occupancy.	One for each four people allowed within the maximum occupancy load as established by the fire marshal.
(14) Stadiums and sports arenas.	One for each four seats.
(15) Bowling alleys.	Five for each alley.
(16) Mortuaries or funeral homes.	One for each 50 square feet of floor space in the slumber rooms, parlors or individual funeral service rooms.
(17) Establishments for sale and consumption on the premises of alcoholic beverages, food or refreshments.	One for each 100 square feet of floor area, plus one for each four employees.
(18) Medical or dental clinics, banks, business or professional offices.	One for each 200 square feet of floor area.
(19) Furniture and appliance stores, personal service shops (not including beauty parlor and barber shops), household equipment or furniture repair shops, clothing or shoe repair or service shops, hardware stores, motor vehicle sales, wholesale stores and machinery sales.	One for each 500 square feet of floor space, plus one for the owner or management, plus one for each two employees.
(20) Beauty parlors and barber shops.	One for each employee, plus two for each chair or station.
(21) Boat liveries (including boat trailers) and marine commercial business uses, stores, etc.	One for each two employees, one for each boat well and/or boat, plus space for all cars and boat trailers using said boat livery services, plus one for each 150 square feet of floor space.
(22) All retail stores, except as otherwise specified herein.	One for each 150 square feet of floor space.

(23) Service garages, auto salesrooms, auto repair, collision shops.	One for each two of the maximum number of employees on duty at any one time, plus one for each of the maximum number of salesmen on duty at any one time, plus one each for the owner and/or management on duty at any one time, plus two for each stall in a collision or painting shop, plus one for each stall or service area or wash rack in a servicing or repair shop.
(24) Gasoline filling stations.	One for each employee, plus one for the owner and/or management, plus two for each grease rack, staff for servicing automobiles, or wash rack, plus sufficient additional parking for any additional uses to occur within the building or elsewhere on the property.
(25) Industrial establishments including manufacturing, research and testing laboratories, creameries, bottling works, printing shops, warehouses and storage buildings.	One for each three employees computed on the basis of the greatest number of persons to be present at any one period during the day or night.

Sec. 07.05 Municipal Facilities.

Wherever the Council establishes off-street parking facilities by means of a special assessment district or by any other means, the Council may determine, upon completion and acceptance of such off-street parking facilities by the Council, all existing buildings and uses and all buildings erected or uses established thereafter within the special assessment district or districts shall be exempt from the requirements of this Article for privately supplied off-street parking facilities.

Sec. 07.06 Regulations for the Development and Maintenance of Parking Lots.

In all districts where off-street parking lots are the principal use of a site or are permitted as an adjunct to the lawful use of property therein, and such facilities provide parking privileges to owners, occupants, tenants, employees, patrons, customers, members, visitors, and invitees therein, such off-street parking lots shall be constructed and maintained subject to the following regulations:

- (a) *Application Requirements.* An application for a permit to construct such a lot shall be submitted to the Village. After the Administrative Official has determined that the following mandatory provisions have been provided for, a permit shall be issued to the applicant. The application shall include a site plan along with all applicable construction details and elevations and shall include all items identified in this Section. All plans shall be prepared and sealed by a registered engineer.
- (b) *Ingress/Egress.* Adequate ingress and egress shall be provided to meet the approval of the Administrative Official. Backing directly onto a street shall be prohibited.
- (c) *Construction Requirements.* All parking lots shall, at a minimum, be surfaced and maintained with a durable and dustless surface (such as brick, stone, gravel or slag, washed silica pebbles, asphalt or concrete). In addition, all parking lots containing 10 or more spaces, except where exclusively serving agricultural and related uses, shall be of material approved by the Commission in consultation with the Village Engineer, shall be constructed to meet the following minimum Village standards:
 - (i) One inch asphaltic concrete wearing course over three inches of asphaltic base course over eight inches of aggregate base course; or
 - (ii) Six-inch-thick concrete pavement over four inches of aggregate base course.

All lots shall be graded and proper drainage facilities provided to dispose of all surface water to meet the approval of the Village Engineer. If adequate stormwater discharge facilities are not available, detention or retention shall be provided so that the developed rate of runoff does not exceed the undeveloped rate. Such parking lots shall be continuously maintained with a hard, smooth, dustproof surface at all times.

- (d) *Lighting.* All lighting used to illuminate any off-street parking area shall be so installed as to be confined within and directed onto only the parking area and property which it serves. No lighting shall be so located or visible as to be a hazard to traffic safety. Minimum light levels at any one location within the lot shall be one footcandle, and maximum light levels at any point along the perimeter of the lot shall be one-and-one-half footcandles. A lighting plan shall be submitted along with the site plan identified above and shall include all light locations, photometric diagrams and light fixture details. In addition, all off-street parking areas shall be designed and screened so as to minimize the presence of headlight glare on adjacent properties, particularly those zoned or used for residential purposes.
- (e) *Wall or Berm Requirements.* In addition to other landscape screen requirements identified under this Ordinance, whenever a parking lot boundary adjoins a public right-of-way or property zoned for residential use, a barrier consisting of either a masonry wall

three feet in height or a berm three feet in height shall be provided and located within the setback area, as determined by the Commission.

- (f) *Lots Located Opposite Residential Property.* All street boundaries of such parking lots where residential property is located on the opposite side of the street shall be treated the same as set forth in subsection (e) above, except such portions as are used for entrances and exits.
- (g) *Signs.* No sign shall be erected upon such parking lots, except not more than one sign at each entrance to indicate the operator, the purpose for which operated and the parking rates, when charge is permitted. Such signs shall not exceed six square feet in area per site entrance and shall not extend more than eight feet in height above the nearest curb and shall be entirely upon the parking lot.
- (h) *Drive Width.* Entry driveways shall be at least 12 feet wide for one-way travel and at least 24 feet wide for two-way travel.
- (i) *Layout Plan Requirements.* Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements:

<i>Parking Angle</i>	<i>Stall Width (feet)</i>	<i>Aisle Width (feet)</i>	<i>Stall Length (feet)</i>
Parallel	9	12	23
30"	9	12	18
45"	9	13	18
60"	9	18	18
90"	9	24	18

Facilities for the parking of tour busses, motorcoaches, and other large vehicles shall be designed in accordance with and depending upon the type(s) of vehicles proposing to be accommodated on a site.

- (j) *Parking for the Physically Handicapped.* Each parking lot that serves a building, except single- and two-family dwelling units, shall have a number of level parking spaces as set forth in the following table, and identified by an above-grade sign which indicates the spaces are reserved for physically handicapped persons.

<i>Total Spaces in Parking Lot</i>	<i>Required Number of Accessible Spaces</i>
------------------------------------	---

Article VII, Schedule of Off-Street Parking

Up to 25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2 % of total
Over 1,000	20 plus 1 space for each over 1,000

For all requirements pertaining to stall dimensions, striping, signage, ramps, and additional requirements, the applicant shall reference the Federal Register, 28 CFR, part 36, Americans With Disabilities Act, title 3, volume 56, number 144.

- (k) *Maneuvering Lanes.* All maneuvering lane widths shall permit one-way traffic movement, except that the 90 degree pattern may permit two-way movement.
- (l) *Other Driveway Standards.* If abutting parking spaces are arranged at an angle other than those listed above, the minimum driveway width shall be determined according to the next higher standard from the table. For example, if 75 degree angle parking is provided, the minimum driveway width shall be the standards for 90 degree angle parking or 24 feet.
- (m) *Driveway Width for Driveways Used by Large Vehicles.* If the driveway is regularly used by trash collection vehicles, delivery trucks, or other large vehicles, the minimum width shall be increased to 24 feet.
- (n) *Other Improvements.* Except for single- and two-family dwellings on individual lots, where three or more unenclosed parking spaces are provided, exclusive of driveways, the following additional improvements are required:
 - (i) *Drainage.* Parking areas shall be appropriately graded and equipped with facilities to collect and store stormwater on-site and transmit it to the approved public facilities, as determined by the Village Engineer.
 - (ii) *Marking.* All parking spaces shall be appropriately marked with painted lines.
- (o) *Shared Parking and Access Facilities.* In conjunction with multiple-family or

nonresidential uses, two or more adjoining properties may be developed with shared parking and access facilities when approved under a single unified site plan. In such cases, the setbacks, curbing and perimeter landscaping requirement of this section shall not apply along the common property line.

- (p) *Setback Requirements.* The setbacks of all off-street parking lots shall be in accordance with the requirements identified below:
- (i) Front yard. No parking lot stalls or aisles shall be located closer than 10 feet to the public road right-of-way. In addition, and wherever possible, parking should be located behind building.
 - (ii) Side Yard on Interior Lot Lines. No parking lot stalls or aisles shall be located closer than five feet to the adjoining parcel property line.
 - (iii) Side Yard on Street Side of Corner Lots. No parking lot stalls or aisles shall be located closer than 10 feet to a street right-of-way.
 - (iv) Rear Yard. No parking lot stalls or aisles shall be located closer than 10 feet to the rear property line of nonresidential uses. When a parking lot is located adjacent to any residential use, the setback shall be 20 feet.
 - (v) Rear Yard Abutting a Street. No parking lot stall or aisle shall be located closer than 10 feet to a street right-of-way.
- (q) *Landscape Screen Requirements.* When required, parking spaces and parking areas shall be effectively screened with perimeter landscaping on all sides adjacent to or visible from adjacent properties, streets or alleys. Any parking area containing more than 20 spaces or including more than 6,000 square feet of impervious surface area, whichever is less, shall also include interior landscaping to further reduce the visual impacts of the areas, to reduce their heat radiation effects, to improve oxygen generation, and to reduce air pollution.
- (i) Installation/Maintenance. Landscape screening shall be installed and maintained as required in this Ordinance.
 - (ii) Screening. Screening shall be provided for all uses where three or more unenclosed parking spaces are provided exclusive of driveways. Screening shall be provided in accordance with a landscape plan submitted as part of the application and shall meet the design standards identified in this Ordinance.
- (r) *Design Standards for Landscape Screen Requirements.*
- (i) Deciduous or evergreen shrubs used in a perimeter landscape screen shall be at least two feet high at initial planting and shall be expected and permitted to grow to a height of at least three feet within two years of planting; such materials shall be expected and permitted to grow to a height of five feet.

- (ii) At initial planting, deciduous trees shall be a minimum of two-and-one-half inch caliper, ornamental trees a minimum of two inch caliper and evergreen trees a minimum of five feet in height.
 - (iii) The required height of a perimeter landscape screen may be reduced where it is determined by the Village Engineer that such landscaping would interfere with traffic safety and visibility.
 - (iv) The required height of a perimeter landscape screen may be increased where significant changes in elevations between an adjacent property or public right-of-way make it necessary to comply with the intent of this Ordinance.
 - (v) The selected combination of plant materials shall be a harmonious combination of living deciduous and evergreen trees, shrubs and vines irregularly space to provide an effective year-round screen and to present an aesthetically pleasing view, and all quantities shall be based on the following densities:
 - (1) Deciduous or Evergreen Shrubs. Based on one shrub for every five feet of linear distance around the site perimeter.
 - (2) Deciduous or Evergreen Trees. Based on one ornamental, evergreen, or canopy tree for every 30 feet of linear distance around the site perimeter.
 - (vi) Loose groundcover or mulch materials shall be placed or effectively contained so they do not spill over into parking and access facilities or the public right-of-way.
 - (vii) All required landscape features within three feet of the edge of parking or access facilities shall be protected from vehicle encroachment by curbing, wheel stops or similar means.
 - (viii) Where 20 or more parking spaces are provided, there shall be at least 10 square feet of interior landscaped area per space provided within the overall perimeter of the parking area.
 - (ix) Interior landscaped areas shall be at least 125 square feet in an area with a minimum dimension of no less than eight feet.
 - (x) At least one shade tree of a minimum two-and-one-half inch caliper shall be planted in each interior landscaped area.
 - (xi) There shall be at least one interior landscaped area for each 20 parking spaces provided or fraction thereof.
 - (xii) The application of the above standards may be adjusted, in part or in whole, to allow credit for healthy plant material to be retained on or adjacent to the site if such an adjustment is consistent with the intent of this Article.
- (s) *Maintenance.* It shall be the responsibility of the owner and occupant of the property to maintain all parking and access facilities in a safe and usable condition. This includes, among other things, patching, sealing, and replenishing paving; repainting space markings; repairing or replacing curbing or wheel stops and cleaning on-site drainage facilities. It shall also be the responsibility of the owner and occupant to maintain required landscape in neat, clean, orderly, and healthful condition. This includes, among other things, pruning, mowing, weeding, litter removal, replacement of dead or diseased

plants, repair or replacement of broken or damaged walls, and the regular feeding and watering of plant materials.