

ARTICLE SEVEN: PARKING, LOADING, AND ACCESS DRIVES

Section 7.1 General

7.1.1 Purpose: This Article will alleviate traffic congestion by providing parking facilities with adequate capacity for employees, residents, and customers, to promote safe and efficient design of parking facilities, and to minimize negative impacts of large parking facilities.

7.1.2 Compliance:

- A.** Any use of land or structure that is established, enlarged, converted, or structurally altered shall provide and maintain parking and loading spaces according to the requirements of this Article. However, where a building permit has been issued prior to the effective date of this Ordinance, and provided that construction has begun within six months of such effective date and diligently prosecuted to completion, parking and loading facilities in the amounts required for the issuance of said building permit may be provided in lieu of any different amounts required by this Ordinance.
- B.** When the intensity of use of any building, structure, or premises shall be increased through the addition of dwelling units, gross floor area, seating capacity or other units of or loading facilities, the required amount of parking shall be recalculated to bring the entire use or structure on the lot into compliance.
- C.** When a parking area is enlarged, the added area shall comply with the requirements of this Article. When a parking lot is enlarged by more than fifty percent in area, both the existing and the new portions of the parking lot shall conform to these regulations.
- E.** The requirements of this Article shall apply to all parking and loading areas, regardless of whether said area is required parking or in excess of required parking. Excess parking for storage lots used for motor vehicle sales, rental and leasing establishments shall not be subject to the size and dimensional requirements of this Article.
- F.** Notwithstanding other provisions, the owner or occupant of an existing building occupied by a conforming use may remodel the structure solely for the purpose of meeting the minimum requirements of applicable fire, health, and safety regulations or state, local, or federally mandated accessibility regulations without complying with the parking regulations which might otherwise be required due to the mandated changes. If other changes are made, then parking requirements as applicable shall be met.

G. Accessory off street parking facilities in existence on the effective date of this Ordinance and located on the same lot as the building or use served shall not hereafter be reduced below, or if already less than, shall not be further reduced below the requirements for a similar new building for use under the provisions of this Ordinance.

H. Any parking or loading space established prior to the effective date of this Ordinance which is used or intended to be used in connection with any building, structure or use, or any space designed and intended to comply with the requirements of this Ordinance for any such building or structure erected after such effective date shall hereafter be maintained in conformance with the provisions of this Ordinance for as long as said building or structure remains, unless the owner provides in another location an equivalent number of spaces in conformance with the provisions of this Ordinance. The Zoning Board of Appeals shall at all times be furnished proof of permanency of the parking area provided in compliance with this Ordinance.

7.1.3 Site Plan Requirements for Parking Lots: A site plan is required prior to the construction or redesign of any accessory parking lot or any parking lot in excess of three parking stalls. Said site plan may be part of a larger site plan for the development of the property. The site plan shall be reviewed and approved by the Zoning Administrator. The site plan shall contain the following components:

A. The site plan shall be drawn to scale, with accurate measurements and dimensions indicating the location of all pavement, parking stalls, aisles, walkways, driving lanes, and loading areas.

B. The location and type of screening and landscaping shall be provided in accordance with Article Nine.

C. The lighting details shall be provided in accordance with Article Ten.

D. The location and dimensions of any handicap or long-term spaces.

E. For parking lots with a surface area exceeding fifteen thousand square feet, a drainage plan is required.

F. For parking lots with a surface area of fifteen thousand square feet or less, a grading plan with curbing shall be indicated.

G. Adjoining land uses shall be indicated.

7.1.4 Site Plan Requirements of Access Drives: Ten copies of a site plan are required prior to the construction of any access drive over, across, or upon any public sidewalk or parkway in any commercial or industrial district. The site plans shall be filed with the Zoning Administrator. The site plan shall be drawn to scale with accurate measurements and dimensions. The site plan information for access drives may be included on the site plan for parking lots if such a plan is also required. The site plan shall contain the following information:

- A. The north arrow, scale and date.
- B. The property lines of the property for which the access drive approval is requested including existing street and right-of-way lines.
- C. Adjacent properties on the same frontage, and adjacent properties on the opposite frontage, indicating location of ingress and egress to such properties.
- D. The exact location and dimensions of facilities of ingress and egress to the subject property, existing and proposed curb cuts, if any, and the proposed direction of traffic flow on the subject property to and from public ways.
- E. The location of any visual obstructions in the right-of-way adjoining the property such as street lights, traffic control devices, or similar devices.
- F. The location and dimensions of existing and proposed access drives on the subject property.
- G. The name and address of the person seeking approval and the owner of the proposed access drives.
- H. Details of construction in the public right-of-way.
- I. Signature and date lines where the Zoning Administrator can evidence approval if the plan is approved.

Section 7.2 Limitations and Restrictions on Parking Areas

7.2.1 Prohibited Uses of Parking Lots and Loading Areas: It shall be unlawful to lease, sell, convey, or use a lot that is required for off-street parking, or any other purpose or use by another property with providing other parking facilities which meet the requirements of this Ordinance. It shall be unlawful to store merchandise, materials, equipment, refuse containers, inoperable vehicles, or to conduct the major repair of vehicles in required off-street parking spaces.

7.2.2 Sales in Parking Areas: It is unlawful to maintain a permanent outdoor sales area in required off-street parking spaces. Temporary sales may be conducted under the following conditions:

- A. Temporary sales are allowed at any time in parking areas that exceed the minimum required spaces.
- B. For the purposes of this Section, temporary sales shall not exceed five continuous days or a total of five days in one month.

7.2.3 Parking in Front Yards: Parking in front yards is permitted in accordance with the following regulations:

- A. All parking shall be upon an approved driveway or parking lot.
- B. In any R-1, R-2, or R-3 District, where it is not physically possible to provide parking in side or rear yards or required setbacks, parking of licensed vehicles is permitted. Parking in the front yard is required to be located directly in front of the garage to minimize paving of the front yard.
- C. In any R-4 District, when a town or rowhouse building is located on a street that is a cul-de-sac, then off-street parking may be provided in the required front yard setback contiguous to the street, as long as said parking is at least fifteen feet from the townhouse or rowhouse. Two parking spaces for each dwelling unit may be provided on the lot in the required front yard setback in this instance. Parking spaces provided in this manner shall not be enclosed, covered, or otherwise obstructed.
- D. In any Commercial or Industrial District, parking spaces may be situated in a required front yard provided that the parking lot meets the design standards for parking lots in this Article.
- E. In any district, when parking is permitted in the required front yard, or when no front yard is required, a parking lot which accommodates more than three cars shall be set back from the property line and landscaped in accordance with Article Nine.

7.2.4 Parking in Side Yards: Parking in required side yards is permitted in accordance with the following regulations. All parking shall be upon an approved surface.

- A. Parking spaces may be situated in a side yard under the following conditions. When parking is situated in a side yard and no other landscaping or screening is required, then an opaque screen fence of not less than four feet or more than six feet in height, or living screen not less than four feet in height, shall be provided between such parking and the abutting property.

B. Where a shared driveway spanning the property line between two residential lots existed prior to the adoption of this Ordinance, such driveways shall not be required to comply with side yard setback provisions or the screening requirements of this Section.

7.2.5 Parking in Rear Yards: Parking in required rear yards is permitted in accordance with the following regulations. All parking shall be upon an approved surface. Parking spaces may be situated in any rear yard. Parking areas adjacent to residential zoning districts that are located within the required rear lot line, and contain more than three spaces, shall provide a screen as specified in Article Nine. Such screening shall not be required when the property adjoins an alley.

7.2.6 Recreational Vehicles, Watercraft, and Commercial Vehicles: In residential districts, the following shall regulate the parking of recreational vehicles, watercraft and their trailers, off-road vehicles, travel trailers, campers, motorized dwellings, and the like, and cases or boxes used for transporting recreation equipment, whether occupied by such equipment or not:

A. No person(s) shall park any semi-trailer, pole trailer, trailer, or bus (except school buses) on any lot in a residential zoning district. School buses are allowed to be parked on any residential lot only during the daylight hours. In the event that the owner or lessee of an affected property has been engaged in a use otherwise prohibited in this paragraph prior to the adoption of this Ordinance, the such use may continue notwithstanding the prohibition of this paragraph. Any allowed uses shall comply with all other applicable Ordinances.

B. No more than two recreational vehicles and/or watercraft may be stored outdoors at any one time. Such vehicles stored to the side or front of the principal structure must provide an approved surface for the vehicle, which shall be an approved surface or brick or concrete pavers set into the ground. Dirt, wood, or sod surfaces are prohibited. Parking of recreational vehicles on gravel is only permitted in the rear yard. If gravel is used, the surface must be surrounded with a solid form to hold the gravel in place. Recreational vehicles, etc., cannot be parked where they extend into the front yard farther than the front of the principal structure, nor can they be parked where they obstruct the sight visibility triangle.

C. No recreational vehicle shall be used for living, sleeping, or housekeeping purposes while stored on the property or upon public right-of-way.

D. Commercial vehicles shall comply with Article Three regarding home occupations.

7.2.7 Special Requirements for Garbage and Special Waste Hauling Trucks:

A. These vehicles and similar types of vehicles are not allowed be parked on streets or lots in any residential districts.

- B. These vehicles and similar types of vehicles which transport any type of hazardous materials are not allowed to be parked on streets or lots in any residential districts.
- C. These vehicles and similar types of vehicles are not allowed to be parked on streets in a manner that would obstruct or impede the flow of traffic.

7.2.8 Parking Facilities Off-Site - Permitted Locations:

- A. Required off-street parking for residential uses must be provided on the lot which the residential use is located.
- B. Any off-street parking facilities that are not provided on the same lot as the principal use can be located by right in the same zoning district as the principal use. These lots may be located immediately adjacent to the use or within six hundred feet of the use, unless the property is zoned RS, R-1, R-2, or R-3. In these districts, the parking lot must be located immediately adjacent to the use. Off-premise parking lots may be located in other zoning districts as provided for in the following table. Accessory parking lots may be permitted in residential districts providing they meet the requirements of Section 7.2.9.

<u>Zoning District</u>	<u>Districts Within Which Off-Street Parking May Be Provided</u>
RS	Any District
R-1	Any District
R-2	Any District
R-3	Any District
R-4	I-1, CB, CN, R-4
R-5	R-5
CN	I-1, CB, CN
CB	I-1, CB, CN
I-1	I-1
P-1	-----

- C. If the principal use is or becomes a nonconforming use, expansion of the off-street parking facilities which are not located in the site of the principal use are not permitted.
- D. The distance specified herein and the distances specified in the district use regulations shall be measured from the nearest point of the parking facility to the nearest point of the lot occupied by the building or use that such facility is required to serve.

7.2.9 Off-Site Parking Limitations: When off-street parking facilities are provided on a lot other than the lot upon which the building or use requiring such facilities is located, the owner of the lot upon which the principal use is located and the owner of the lot upon which parking is provided, shall execute a written covenant containing at least the following:

- A. In consideration of the issuance of a building permit for the principal use, the lot or portion of the lot on which the parking facility is located will be used and maintained solely for off-street parking purposes for such principal use.
- B. Such covenant will be in effect so long as the structures comprising such principal use continue to exist without sufficient parking elsewhere or upon the lot with the principle use.
- C. The parking lot or portion of the parking lot shall contain appropriate signage to indicate that certain parking spaces are reserved for the use herein described.
- D. The owners shall notify the Zoning Administrator if the right to use such facilities lapses for any reason within thirty days of cessation of the right to use. The covenant shall not be released except with the written approval of the Zoning Administrator. The instrument shall be in the form acceptable to the Village Attorney, and recorded with the County Recorder.

7.2.10 Accessory Parking Lots in Residential Districts: In addition to the regulations provided in this Article, accessory parking lots in Residential Districts must comply with the following stipulations:

- A. Accessory parking lots located within the RS, R-1, and R-2 districts may be provided on property immediately adjacent to permitted uses within any district. Said accessory parking lot shall have vehicular access only through the property on which the associated use is located or through adjacent alleys between the accessory parking lots and the associated use.
- B. Accessory parking lots may only be used for the temporary parking of vehicles for the customers or employees of its associated use.

C. Design Standards:

1. Setbacks:

- a. Yard immediately adjacent to use: zero feet
- b. Front yard: fifteen feet
- c. Side yard: ten feet
- d. Street side yard: fifteen feet
- e. Rear yard: ten feet, unless adjacent to a public alley. Setback would then be zero feet

2. Size: Paved area not to exceed twenty thousand square feet or comprise more than fifty percent of any block face.

3. Screening: Accessory parking lots shall adhere to the screening requirements in Article Nine.

7.2.11 Parking and Storage of Certain Vehicles: Automotive vehicles or trailers of any kind or type without current license plates shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings.

Section 7.3 Parking Design Standards

7.3.1 Landscaping and Lighting for Parking Lots:

A. Parking lots shall comply with the landscaping standards in Article Nine. All open off street parking areas, containing more than three parking spaces, located less than forty feet from the nearest property line, shall be screened on each side adjoining or fronting on such property line by a wall, fence, or densely planted compact hedge, not less than four feet nor more than six feet in height. There shall be installed a substantial barrier on or adjacent to the lot line along all open off street parking spaces and such barrier shall be so located that no portion of any vehicle parked on the lot shall extend over the lot line.

B. Parking lot lighting shall comply with the lighting standards in Article Ten. Any lighting, used to illuminate off street parking areas shall be directed away from residential properties in such a way as not to create a nuisance and in a parking area containing four or more parking spaces, such lighting shall be extinguished one-half hour after the close of business, except as may otherwise be permitted or required by the Zoning Board of Appeals for maintaining illumination after the time specified above.

- C. **Parking areas with three or more parking spaces shall separate the edge of the parking area from the adjacent public right-of-way or adjacent property line by a minimum of eight foot landscaped buffer from the sidewalk or adjoining property line. The edge of the parking lot shall include a minimum six inch curb or barrier. Refer to Article Nine for more details.**

7.3.2 Detention Requirements:

- A. **Areas greater than one-half acre.** A combination of stormwater storage and controlled release is required for parking areas which exceed one-half acre of impervious surface area. The required stormwater storage and controlled release rate shall comply with the design criteria set forth in the Village's Subdivision Ordinance, even if said Ordinance is not otherwise applicable to the activity for which the parking areas is being created.
- B. **Areas less than or equal to one-half acre.** Stormwater storage and controlled release of stormwater is not required for parking areas which are less than, or equal to, one-half acre of impervious surface area. However, the creation of impervious surface area shall not create any adverse impacts to or additional stormwater runoff onto adjacent properties. Any additional stormwater runoff may be stored on-site or may be discharged onto public rights-of-way if such rights-of-way can accept the stormwater runoff without an adverse impact on the stormwater collection system.

7.3.3 Construction Standards:

- A. **All off-street parking and loading areas constructed after the effective date of this Ordinance shall be graded and surfaced with bituminous concrete, at least three inches in thickness, over a base course of between six and eight inches of compacted stone, or Portland cement concrete, between six and eight inches in thickness. These materials shall be furnished and installed as described in the Village's Subdivision Ordinance.**

[Gravel lots create a number of problems including debris in the street and neighboring yards, dust, and do not allow for accessibility. Due to the recent emphasis on accessibility, the use of gravel parking lots is intended to be discontinued.]

- B. **Each required off street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All off street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement. No driveway across public property at the right-of-way line shall exceed a width of thirty-five feet.**

C. For head-in parking spaces, where the surface area is within six feet of the property line, wheelstops of precast concrete or other materials shall be placed two feet from the end of the parking space. Wheelstops shall be at least four inches, but not more than six inches, above the grade of the adjoining parking spaces.

7.3.4 Dimensions for Parking Spaces: Off street parking spaces shall be designed with the following minimum dimensions:

<u>Type</u>	<u>Width</u>	<u>Length</u>
Standard	9 ft. 0 in.	18 ft. 6 in.
Parallel	9 ft. 0 in.	22 ft. 0 in.
Long Term	8 ft. 3 in.	18 ft. 6 in.
Handicap	16 ft. 0 in.	18 ft. 6 in.

7.3.5 Dimensions for Parking Modules: Off street parking lots shall meet the standards in the following table regarding minimum stall depth, aisle, and module widths and the associated figure in the Appendix. The number and location of handicap spaces shall comply with the Illinois Vehicle Code. Motor vehicle display lots are not required to park vehicles in accordance with these standards. Such display lots are required to meet all other applicable standards for parking lots.

<u>Angle</u>	<u>Space Width</u>	<u>Stall Depth</u>	<u>Aisle Width</u>	<u>Module Width (2 rows of parking)</u>	<u>Overhang</u>
60 degrees	9 ft. 0 in.	20 ft. 6 in.	18 ft. 0 in.	55 ft 6 in.	1 ft. 9 in.
75 degrees	9 ft. 0 in.	20 ft. 3 in.	18 ft. 6 in.	55 ft 2 in.	1 ft. 11 in.
90 degrees	9 ft. 0 in.	18 ft. 6 in.	23 ft. 0 in.	56 ft 0 in.	2 ft. 0 in.
Parallel	9 ft. 0 in.	22 ft. 0 in.	18 ft. 0 in.	36 ft 0 in.	0 ft. 0 in.

Aisle widths for 60 and 75 degree angle modules are for one-way aisles. 90 degree angle and parallel modules must provide for a two-way aisle. All dimensions are the same for long term parking spaces except for space width.

7.3.6 Long Term Spaces: The long term stall width may be substituted for the standard stall width if the following conditions are met:

- A. Long term spaces shall be specifically designed as employee, rental, valet, or overnight parking spaces.
- B. Long term spaces shall be located in a separate parking lot from visitor or customer parking. Such lot shall be considered a separate lot if it has an individual access that is not shared by users of the visitor parking lot, or if there is a shared access but the portion designated for long term spaces is separated by a barrier that limits access of visitors or customers.
- C.. Long term spaces shall only be permitted for the following uses:
 - 1. Bus/train station.
 - 2. Business/professional office.
 - 3. Elementary/High School.
 - 4. Wholesale/Warehouse.
 - 5. Industrial/Manufacturing.
 - 6. Exclusive valet parking.
- D. No more than thirty percent of required parking spaces may be designated as long term spaces.

7.3.7 Handicap Spaces:

- A. When Illinois state or federal law requires handicapped accessibility, all off-street parking lots, except those serving single-family and two-family dwelling units, shall have an appropriate number of handicapped parking spaces, in conformance with the State of Illinois Vehicle Code and the Americans With Disabilities Act:

<u>Total Number of Parking Spaces</u>	<u>Number of Handicapped Parking Spaces Required</u>
1 to 20	1
21 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
Over 300	Consult the Zoning Administrator

- B. Handicapped spaces shall be located as close as possible to the shortest accessible path of travel to each building, adjacent street or sidewalk serving that parking area.
- C. Handicapped parking spaces shall be sixteen feet wide by eighteen feet six inches in length. This handicapped space width shall include an eight foot wide access aisle. Adjacent handicapped spaces shall not share a common access aisle.

Section 7.4 Required Number of Spaces

7.4.1 Rules for Computing Required Spaces:

- A. Accessory off street parking facilities required as accessory to uses listed herein, shall be solely for the parking of passenger automobiles of patrons, occupants, or employees. When bus transportation is provided, for patrons, occupants, or employees of a specific establishment, additional open or enclosed off street parking spaces for each bus to be parked on the premises shall be provided in accordance with regulations herein for access, in yards, design and maintenance and area applicable to accommodating such buses.
- B. When the application of the off street parking regulations specified hereinafter results in a requirement of not more than three spaces on a single lot in any commercial district, such parking spaces need not be provided. However, where two or more uses are located on a single lot, only one of these uses shall be eligible for the above exemption. This exemption shall not apply to dwelling units.
- C. In the case of a premises not specifically covered in Table 7-1, such a premises shall be subject to the regulations of the premises to which it is most related or similar, as determined by the Zoning Administrator. The amount of parking required shall be determined on a case-by-case basis, as part of the building permit approval process.
- D. In the case of mixed uses or businesses with multiple components, the total requirements for off street parking facilities shall be the sum of the requirements for the various uses computed separately.
- E. In the cases of uses where floor area is the unit for determining the required number of off street parking spaces, such floor area shall mean gross floor area measured to the outside walls, but shall not include such floor area as may be used for parking facilities within the principle building.
- F. When units of measurement determining the number of required parking spaces result in requirements of a fractional space, any fraction shall require one parking space.

- G. In stadiums, sports arenas, churches, and other places of assembly in which those in attendance occupy benches, pews, and other similar seating facilities, each twenty-two inches of such seating facilities shall be counted as one seat for the purpose of determining the off-street parking requirements.

In places that have both fixed seats and open assembly area, requirements shall be computed separately for each type and added together.

- H. The number of off-street parking spaces required for multiple family dwellings shall be based on calculations for cumulative bedroom area per dwelling unit as defined in Article Two.
- I. Floor area calculations shall include area devoted to outdoor table service for patrons of the establishment.
- J. In the CB district, parking shall be required for apartment units for which a building permit is issued after the effective date of this Ordinance, located in a structure existing before the effective date of this Ordinance. Parking for any residential use in a new structure built since the effective date of this Ordinance shall be provided on the same property as the residential unit. Parking for all other uses shall not be required.

7.4.2 Collective Parking Provision: The required total of off-street parking spaces for two or more businesses or industrial uses collectively providing parking spaces, shall meet the following requirements:

- A. The number of parking spaces shall equal a minimum of eighty-five percent of the sum of the required number of parking spaces as computed in paragraph B. of this Section 7.4.2.
- B. The number of parking spaces shall not be less than the largest amount required for any of the uses computed separately.
- C. In the case of collective usage involving dwelling units, there shall be no reduction in the requirements of this Article.

7.4.3 Exemptions or Reductions from Required Number of Parking Spaces:

- A. Non-residential uses located in the CB district shall not be required to provide off-street spaces.

- B. Off-street parking facilities required for theaters and churches may be reduced or omitted provided that such uses are within six hundred feet of a parking lot serving a business or industrial use which would make parking available during the peak hours of operation of the church or theater.
 - C. In the case of dwelling units erected as housing for the elderly, the required off-street parking spaces for such dwelling units may be reduced to one space for every four dwelling units.
 - D. 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.
- 7.4.4 Required Number of Parking Spaces by Use: The minimum number of off-street parking spaces shall be required in accordance with Table 7-1.

Section 7.5 Loading

7.5.1 Locating Loading Areas:

- A. On the same premises with every building, structure or part thereof, hereafter erected, established or enlarged and occupied for manufacturing, storage, warehouse goods display, department store, wholesale store, market, hotel, mortuary, laundry, dry cleaning or other uses, involving the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained adequate space for standing, loading, and unloading in order to avoid undue interference with public use of the street or alley.
- B. All required off-street loading areas shall be located on the same lot as the use served.
- C. All loading areas shall be located so that a public street or sidewalk will not be occupied during the loading or unloading process.
- D. All motor vehicle loading spaces which abut a residential district or intervening alley separating a residential district from a commercial or industrial district shall be completely screened therefrom by building walls, or a uniformly painted solid fence, wall, or door, or any combination thereof, not less than eight feet in height.
- E. No permitted or required loading space shall be located within forty feet of the nearest point of intersection of any two streets.
- F. No loading space shall be located in any required side or front yard. If located in a required rear yard, the space shall be open to the sky.

G. No part of any loading space shall be located within the site distance triangle, as defined in Article Two.

7.5.2 Loading Design Standards:

- A. Loading spaces shall have a vertical clearance of at least fourteen feet.
- B. Each loading space shall be served by appropriate means of vehicular access to a street or alley in a manner which will not interfere with traffic movements on a public street.
- C. All open off street loading spaces shall be improved with storm water drainage facilities and pavement surfacing in accordance with the Village's Subdivision Ordinance.
- D. No motor vehicle repair work or service of any kind shall be permitted in conjunction with loading facilities.
- E. Space allocated to any off street loading space shall not, while so allocated, be used to satisfy the space requirements for any off street parking facilities or portions thereof.

7.5.3 Number of Required Loading Spaces: Except in the CB district, off-street loading spaces shall be required in accordance with the following:

Use	Size (feet)		Gross Floor Area (Square Feet)		
	Width	Length	At Which 1st Space Required	At Which 2nd Space Required	1 space for Each Additional Sq. Ft. in area
Funeral Home	10	25	10,000	100,000	100,000
Institutional (School, Hospital)	12	35	10,000	100,000	100,000
Commercial:					
Restaurant	12	60	5,000	25,000	25,000
Office	12	35	10,000	100,000	100,000
Retail (first 50,000 sq. ft.)	12	35	10,000	25,000	25,000
Add't for Retail	12	60	100,000	100,000	100,000

<u>Use</u>	<u>Size (feet)</u>		<u>Gross Floor Area (Square Feet)</u>		
	<u>Width</u>	<u>Length</u>	<u>At Which 1st Space Required</u>	<u>At Which 2nd Space Required</u>	<u>1 space for Each Additional Sq. Ft. in area</u>
Other	12	35	10,000	25,000	25,000
Industrial (less than 9,999 sq. ft.)	12	35	5,000	N/A	N/A
Industrial (10,000 sq. ft. plus)	12	60	10,000	40,000	100,000

Section 7.6 Access Drives

7.6.1 **General:** No person shall hereafter construct, build, establish or maintain any access drive over, across, or upon any public sidewalk or parkway in any business or industrial district, without first obtaining a permit to do so in accordance with this Ordinance.

7.6.2 **Access Drive Design - Commercial and Industrial:** Commercial and industrial access drives shall conform with the following requirements:

- A. No lot or unplatted parcel shall have more than two access drives per frontage. For the purposes of this section, a property shall be defined as:
 - 1. A platted lot under single ownership which is of record on the effective date of this Ordinance; or
 - 2. Two or more platted lots or combinations of lots and portions of lots with continuous frontage under single ownership which are of record on the effective date of this Ordinance; or
 - 3. An unplatted parcel of land with continuous frontage under single ownership.
- B. No access drive shall be located less than two hundred feet from any parallel access drive on the same property, to center line thereof.

- C. No access drive shall be located less than one hundred fifty feet from any parallel street thereof; except in cases where an arterial or collector street intersects another street, then no access drive shall be located less than two hundred fifty feet from either intersecting street, measured from centerline to centerline thereof.
- D. No access drive shall be located less than two hundred feet from the base of any bridge incline, measured from the centerline of the access drive to the base of the bridge incline.
- E. No on-site vehicular parking aisle or access drive shall be located less than thirty feet from any parallel public street, measured from the nearest curb line of the aisle or access drive to the nearest right-of-way line, measured at right angles to the centerline thereof.
- F. No access drive shall be less than ten or more than thirty-five feet in width at the right-of-way line, measured at right angles to the centerline thereof.
- G. Standards for access drive construction shall meet the requirements of the Village's Subdivision Ordinance. No access drive shall be permitted in violation of said Subdivision Ordinance.

7.6.3 Exceptions for Automobile Service Stations and Mini-Marts: An exception to the provisions of Section 7.6.2 shall be made for automobile service stations. At street intersections, a minimum distance of ten feet shall be provided between the terminus of the public street curb radius and the nearest access drive edge line extended. In no case, however, shall the distance between the curb line (extended) of the public street and the nearest access drive curb line be separated by less than thirty feet. A distance of not less than twenty five feet shall be provided between access drives, measured from the nearest drive edge thereof. Not more than two access drives per street frontage shall be allowed.

7.6.4 Standards for Drive-Through Uses: A specific land parcel, to be developed with such uses as a drive-in bank, drive-in car wash, drive-in restaurant, drive-in beer or liquor store, or similar use that requires a continuous flow of one-way traffic onto and off of the site, which has frontage with less than two access drives per frontage, may require one-way traffic around the site, provided one access drive is for entrance only and one access drive is for exit only.

- A. Drive-in facilities shall provide a lane for stacking of automobiles waiting to drive through the facility. The minimum total capacity of the stacking area shall be four automobiles per drive-up window. Each stacking space for automobiles shall be eight feet six inches in width and eighteen feet six inches in length. Such staking lanes shall not include any portion of any access aisles or driveway for off street parking lots and

shall not encroach in any front yard (this requirement does not apply to gas stations). In the case of drive-through restaurants, the minimum total capacity for stacking shall be eight automobiles per pick-up window.

- B. Automatic teller machines and uses with four or more drive-through lanes shall be required to submit a site plan for review and approval by the Zoning Board of Appeals.

7.6.5 Residential Access Drives - Design: Residential access drives shall conform with the following requirements:

- A. No parcel shall have more than two access drives.
- B. No access drive shall be located less than sixty feet from any parallel street, measured from centerline to centerline thereof.
- C. No access drive shall be less than ten feet or more than thirty feet in width at the right-of-way line, measured at right angles to the centerline thereof.
- D. Gravel driveways for single family homes in existence prior to the adoption of this Ordinance are not required to be resurfaced with Portland cement concrete or bituminous concrete. Expansion of an existing driveway or parking area using the same surface as exists prior to the adoption of this Ordinance shall be permitted.

END OF ARTICLE SEVEN TEXT.

TABLE 7-1: REQUIRED NUMBER OF PARKING SPACES BY USE

<u>Use</u>	<u>Number of Spaces Required</u>
Agricultural Uses	
Crop and Livestock Production	None
Grain Elevator	1 parking space for each employee and 1 parking space for each vehicle maintained on the premises.
Greenhouse or Nursery	1 per 400 square feet of sales area
Industrial Uses	
Industrial/Laboratory/Manufacturing	1 per 1000 square feet
Wholesale Distribution/Warehouse	1 parking space for each employee and 1 parking space for each vehicle maintained on the premises.
Cartage, Express, Parcel Delivery Freight Terminal Establishments	1 parking space for each employee employed on the premises, and 1-½ parking spaces for each vehicle maintained on the premises.
Manufacturing Establishments, Establishments engaged in Production, Processing, Assembly, Disassembly, Cleaning, Servicing, Testing, or Repairing of Materials, Goods, or Products	1 parking space for every 2 employees or 1 parking space for each 1,200 square feet of floor area, whichever requires the greater number of parking spaces.
Office and Related Uses	
Bank	1 per 250 square feet
Business/Professional/Other	1 per 300 square feet
Medical/Dental Clinic	3 parking spaces for each examining and treatment room, plus 1 parking space for each doctor and employee in the building.

<u>Use</u>	<u>Number of Spaces Required</u>
Public and Quasi-Public	
Auditorium	1 per every 4 seats.
Church	1 per 5 seats in the principal assembly area, or for each 108 inches of seating space, whichever is greater.
Community Building/Country Club/ Municipal Facility	Based upon the uses and facilities provided in accordance with their corresponding requirements within this Table.
Crematory/Mausoleum	None
Day Care Center/Nursery School	1 per 6 children at maximum capacity
Gymnasiums, Stadiums, Grandstands	1 parking space for each 6 seats, or each 108 inches of seating space.
Hospital	1 parking space for each 3 hospital beds, plus 1 parking space for each 3 shift employees on maximum shift, plus 1 parking space for each doctor assigned to the staff.
Library	1 per 300 square feet
Meeting Halls, Convention Halls, Exhibition Halls	The number of parking spaces shall be equal to 30 percent of the maximum number of people that can be accommodated in accordance with such design capacity.
Museum/Gallery	1 per 500 square feet
Nursing Home/Residential Care Facility	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.

<u>Use</u>	<u>Number of Spaces Required</u>
Public Utility Building Devoted to the Storage of Mechanical Equipment	None
Public Utility/Public Service Uses	1 parking space for each 2 employees, plus spaces in adequate number as determined by the Zoning Board of Appeals to serve the visiting public.
Schools	
Elementary/Middle School	1 per classroom plus 1 per each 300 square foot of office.
High School	1 per classroom plus 1 per 300 square foot of office plus 1 per every 10 students of design capacity.
College	Based upon the uses and facilities provided in accordance with the provisions of this Table.
Schools: Trade, Commercial, Music	1 per 4 students at maximum number of students that can be accommodated in accordance with such design capacity.
Recreational Uses	
Bowling Alley	5 parking spaces for each lane plus such additional spaces as may be required herein for affiliated uses such as restaurants and the like.
Community or District Park	Spaces in adequate number as determined by the Zoning Board of Appeals to serve the visiting public.
Golf Course	4 per tee
Health Club	1 parking space for each 3 persons, based upon the maximum number of persons that can be accommodated at the same time in accordance with such design capacity, and 1 parking space for each 2 employees.

<u>Use</u>	<u>Number of Spaces Required</u>
Residential and Related Uses	
Bed and Breakfast Homestay	2 per dwelling unit, plus 1 for each bedroom for a Bed and Breakfast use
Bed and Breakfast Inn	1 per living or sleeping unit
Boarding or Rooming House	1 per living or sleeping unit
Community Living Facility	2 for each community living facility
Congregate Elderly Housing/ Single Room Occupancy	Parking spaces shall be based on the maximum number of employees on duty or residing, or both, on the premises at any one time.
Dormitory/Fraternity/Sorority	1 per 4 beds for residents
Mobile Home Housing	2 per dwelling unit
Multifamily Dwelling	
a. 1-139 square feet of bedroom area per unit	1 per dwelling unit
b. 140-199 square feet of bedroom area per unit	1.5 per dwelling unit
c. 200 square feet or more of bedroom area per unit	2 per dwelling unit
Multifamily in the CB District	As required for multifamily dwellings
Planned Unit Developments	The number of parking spaces in accordance with the required spaces for each individual use.
Single-Family and Duplex Dwellings	2 per dwelling unit
Townhouse or Rowhouse	2 per dwelling unit

<u>Use</u>	<u>Number of Spaces Required</u>
Indoor Movie Theater	1 parking space for each 4 seats, up to 400 seats, plus 1 parking space for each 6 seats over 400.
Miniature Golf/Driving Range	1 per tee/1 per tee block area
Neighborhood Park	Spaces in adequate number as determined by the Zoning Board of Appeals to serve the visiting public.
Other Indoor Recreation	1 parking space for each 3 persons, based upon the maximum number of persons that can be accommodated at the same time in accordance with such design capacity, and 1 parking space for each 2 employees.
Other Outdoor Recreation and Playing Fields	Spaces in adequate number as determined by the Zoning Board of Appeals to serve the visiting public.
Pool Hall/Billiards	1 parking space for every 3 persons, based upon the maximum number of persons that can be accommodated at the same time in accordance with such design capacity, and 1 parking space for each 2 employees.
Private Clubs and Lodges	1 parking space for each lodging room and 1 parking space for each 6 seats in accordance with such design capacity of the main meeting room.
Swimming or Tennis Facility	1 parking space for each 3 persons, based upon the maximum number of persons that can be accommodated at the same time in accordance with such design capacity, and 1 parking space for each 2 employees.

<u>Use</u>	<u>Number of Spaces Required</u>
Residential and Related Uses	
Bed and Breakfast Homestay	2 per dwelling unit, plus 1 for each bedroom for a Bed and Breakfast use
Bed and Breakfast Inn	1 per living or sleeping unit
Boarding or Rooming House	1 per living or sleeping unit
Community Living Facility	2 for each community living facility
Congregate Elderly Housing/ Single Room Occupancy	Parking spaces shall be based on the maximum number of employees on duty or residing, or both, on the premises at any one time.
Dormitory/Fraternity/Sorority	1 per 4 beds for residents
Mobile Home Housing	2 per dwelling unit
Multifamily Dwelling	
a. 1-139 square feet of bedroom area per unit	1 per dwelling unit
b. 140-199 square feet of bedroom area per unit	1.5 per dwelling unit
c. 200 square feet or more of bedroom area per unit	2 per dwelling unit
Multifamily in the CB District	As required for multifamily dwellings
Planned Unit Developments	The number of parking spaces in accordance with the required spaces for each individual use.
Single-Family and Duplex Dwellings	2 per dwelling unit
Townhouse or Rowhouse	2 per dwelling unit

<u>Use</u>	<u>Number of Spaces Required</u>
Service Business Uses	
Animal Hospital/Veterinarian/Kennel	1 per 400 square feet
Barber or Beauty Shop	2 spaces for every operator chair
Contractor Shop and Showroom	1 per 400 square feet
Dry Cleaner	1 per 300 square feet
Food Service Pick-Up only	1 per 400 square feet
Funeral Home	8 parking spaces for each chapel or parlor, plus 1 parking space for each funeral vehicle maintained on the premises.
Hotel/Motel	1 per living or sleeping unit plus the corresponding requirement for any restaurant or convention space
Off-Site Service Establishment (Catering, carpet cleaning, moving...)	1 per 500 square feet
Printing and Copy Shop	1 per 300 square feet
Repair Shop (appliances, upholstery...)	1 per 300 square feet
Restaurant - Drive-In and Carry-Out	1 per 100 square feet
Restaurant - Dine-In	1 per 100 square feet
Tavern/Bar	1 per 100 square feet
Retail Business Uses	
Apparel, Accessory, & Other Specialty Store	1 per 200 square feet
Building Material, Hardware, Garden, Paint, & Wallpaper Store	1 per 300 square feet

<u>Use</u>	<u>Number of Spaces Required</u>
Furniture, Carpet, & Appliance	1 per 400 square feet
General Merchandise, Variety & Department	1 per 200 square feet
Shopping Center	1 per 250 square feet for retail space plus spaces for places of assembly (theater, restaurant...) in accordance with the provisions of this Table.
Supermarket, Convenience, Drug, Food Store	1 per 150 square feet
Transportation and Related Uses	
Auto Parts Supply	1 per 300 square feet
Automobile, Boat, Truck, Mobile Home, and RV Sales	1 for every 400 square feet of floor area
Bus or Train Station	1 per 300 square feet
Car Wash - Full Service	1 parking space for each 2 employees, plus 1 space for the owner or manager, and reservoir parking spaces to accommodate automobiles awaiting entrance to the automobile laundry equal to 5 times the maximum capacity of the car wash.
Car Wash - Self Service	1 parking space for each 2 employees, plus 1 space for the owner or manager, and 4 stacking spaces per wash stall
Freight or Truck Terminal	1 per 2000 square feet
Motorcycle & Bicycle Sales	1 per 300 square feet
Service Station & Mini-Mart	1 parking space for each employee, plus 2 for each service stall.

END OF ARTICLE SEVEN.