

## SECTION VIII

### OFF-STREET PARKING AND LOADING

#### A. OFF-STREET PARKING REQUIREMENTS

In all Zoning Districts, off-street parking requirements for the storage of motor vehicles for the use of occupants, employees, and patrons of the buildings hereafter erected, altered, or extended after the effective date of this Comprehensive Amendment, shall be provided as hereinafter prescribed.

1. **Existing Parking Facilities:** Off-street parking existing at the effective date of this Ordinance, which serves an existing building or use, shall not be reduced below, or if already less than, shall not be further reduced below the requirements for a similar new structure or use of that required under the provisions of this Ordinance.
2. **Location:** All permitted and required accessory off-street parking spaces, open or enclosed, shall be located on the same lot as the use to which such spaces are accessory, except that spaces may be provided within a radius of three hundred (300) feet from the lot boundary on land which is in the same ownership as the use to which they are accessory, subject to deed restrictions binding the owner and his heirs, successors, and assigns to maintain the required number of spaces available throughout the life of such use.
3. **Joint Parking Facilities:** Two or more buildings or uses may collectively provide the required off-street parking; however, the number of parking spaces shall not be less than the sum of the requirements for the various individual uses computed separately.
4. **Computation:** When determination of the number of off-street parking spaces required by this Ordinance results in a requirement of a fractional space, any fraction of one-half (1/2) or less may be disregarded while a fraction in excess of one-half (1/2) shall be counted as one (1) parking space.
5. **Size:** Each off-street parking space shall have a width of at least nine (9) feet and a length of at least eighteen-and-one-half (18 1/2) feet, exclusive of access drives or aisles, ramps, columns, or work areas. Such space shall have a vertical clearance of at least seven (7) feet.
6. **Access:** There shall be adequate provision for ingress and egress to all parking spaces. 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 movements. No driveway across public property or curb cut shall exceed a width of thirty (30) feet.

7. **In Yards:** No vehicle shall be parked in any front yard except upon a regularly constructed driveway. Parking lots may be allowed in the front yard if authorized by the Zoning Board of Appeals and provided that the parking is in accord with all other Ordinance provisions. Except in the R-4 District, a parking space that is open to the sky may be located in a required side or rear yard, but shall not be closer than five (5) feet to a lot line.
  
8. **Parking for Places of Worship:** The number of required off-street parking spaces may be eliminated or reduced if there exists, within five hundred (500) feet of the place of worship, public or private parking lots containing a sufficient number of off-street parking spaces to satisfy the requirements of the following table. The place of worship must provide the difference if the number of parking spaces in the private or public lots is below the number required. Any spaces provided in public or private lots must be shown to be available for worshipers on the day or days of greatest use.
  
9. **Uses Not Specifically Mentioned:** For those uses not specifically mentioned in the following table, the requirements for off-street parking facilities shall be in accordance with requirements designated by the Plan Commission, and in the case of Special Uses, as recommended by the Zoning Board of Appeals and required by the Village Board of Trustees.
  
10. **Number of Parking Spaces Required:** The amount of required off-street parking spaces for new uses or buildings, additions thereto, and additions to existing buildings, shall be determined in accordance with the following table:

### REQUIRED PARKING SPACES

Uses	Minimum Required Off-Street Parking Spaces
Auditorium, Assembly Halls, Theatres	One (1) space for each four (4) seats.
Automobile Service Stations	One (1) space for each employee, plus three (3) spaces for each grease rack or service stall.
Banks and Other Financial Institutions	One (1) space for each two hundred (200) square feet of floor area, plus one (1) space for each two (2) employees. Drive-in establishments shall provide six (6) stacking spaces per teller or customer service area.
Barber Shops	Three (3) spaces for each barber chair.
Beauty Parlors	One (1) space for each fifty (50) square feet of floor area.
Bowling Area	Five (5) spaces for each bowling lane, plus required parking space for any bar, restaurant, or affiliated use.
Churches and Places of Worship	One (1) space for each four (4) seats, or for each ninety (90) lineal inches of seating space in the main place of assembly.
Dwellings, Single-Family	Three (3) spaces for each dwelling unit.
Dwellings, Two-Family and Multiple-Family	Two-and-one-half (2 1/2) spaces for each dwelling unit.
Drive-In Eating Establishments	One (1) space for each thirty (30) square feet of gross floor area, but not less than twenty (20) spaces.

Uses	Minimum Required Off-Street Parking Spaces
Eating or Drinking Place, Bar, Cocktail Lounge, or Indoor Entertainment	One (1) space for each three (3) seats, plus one (1) space for each employee.
Fast Food, Carry-Out	Minimum of five (5) spaces plus one (1) space for each employee.
Funeral Homes	Twenty (20) spaces for each chapel, plus one (1) space for each funeral vehicle kept on the premises.
Furniture and Appliance Stores	One (1) space for each six hundred (600) square feet of floor area.
Hospitals	One (1) space for each two (2) beds, plus one (1) space for each vehicle used in the conduct of the enterprise.
Industrial Establishments, Including Manufacturing and Assembly Plants	One (1) space for each two (2) employees, plus one (1) space for each vehicle used in the conduct of the enterprise.
Medical or Dental Office	Two (2) spaces for each office, examination room, or treatment room, plus one (1) space for each employee.
Motels, Hotels, and Inns	One (1) space for each unit, and one (1) space for each employee, plus required parking spaces for bar, restaurant, or affiliated use.
Motor Vehicle and Machinery Sales	One (1) space for each six hundred (600) square feet of floor area plus one (1) space for each employee.
Senior Housing: Independent Living Units	One-and-one-half (1 1/2) spaces per unit. For the purposes of this requirement, independent living units shall include, but not limited to, dwelling units defined under this Code as independent living units, congregate housing units, and senior apartments.
Senior Housing: Assisted Living Units	One-half (1/2) space per dwelling unit. For the purposes of this requirement, assisted living units shall include, but not limited to, dwelling units contained in nursing homes as defined under this Code.
Senior Housing: Mixed Housing Units	Mixed housing units providing a mixture of independent living units and assisted living units, including, but not limited to, units contained in facilities defined under this Code as continuing car retirement communities and rest homes: one-and-one-half (1 1/2) spaces per independent living dwelling it and one-half (1/2) space per assisted living dwelling unit.
Office/Business and Professional	One (1) space for each two hundred fifty (250) square feet of floor space.
Private Clubs and Lodges	One (1) space for each lodging room and one (1) space for each three (3) seats of designed seating capacity.
Retail Store or Personal Service Establishments	One (1) space for each one hundred fifty (150) square feet of gross leasable floor area, or when located within a planned shopping area, six and one-half (6 1/2) spaces per one thousand (1,000) square feet of gross leasable floor area.
Warehouse and Storage Buildings	One (1) space for each two (2) employees, plus one (1) space for each vehicle used in the conduct of the business.

**B. OFF-STREET LOADING REQUIREMENTS**

There shall be provided and maintained adequate off-street loading and unloading facilities in connection with any structure or use which is to be erected or substantially altered and which requires the receipt or distribution of material or merchandise by truck or similar vehicle. Said off-street loading shall be provided in accordance with the following requirements:

1. **Size and Location:** Each loading space shall be not less than twelve (12) feet in width, thirty-five (35) feet in length, and have a minimum vertical clearance of fourteen (14)

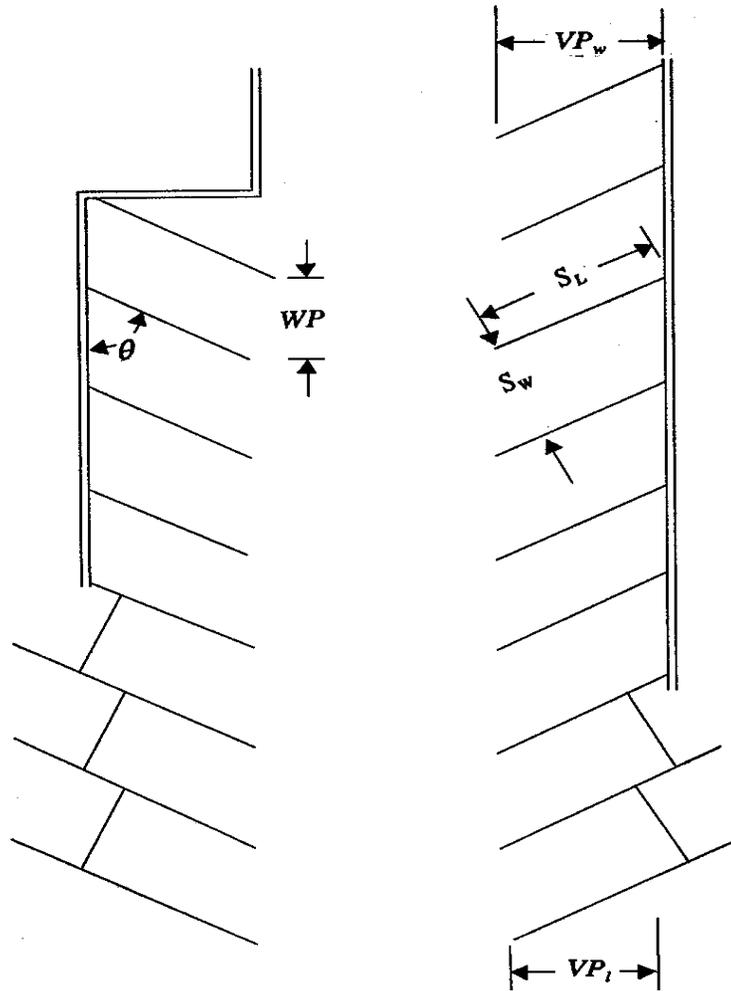
feet, and it shall be so located as to minimize traffic congestion. Off-street loading space may occupy all or any part of any required yard; however, no portion of a vehicle shall project into a street, sidewalk, or alley while being loaded or unloaded;

- 2. **Utilization:** Space allocated to any off-street loading spaces shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof. An area adequate for maneuvering, ingress and egress, shall be provided in addition to the required loading space; and
- 3. **Required Number of Off-Street Loading Spaces:** The minimum amount of off-street loading space shall be provided, according to the following table:

Square Feet of Gross Floor Area	Required Number of Spaces
Up to 20,000	1
20,001 to 40,000	2
40,0001 to 70,000	3
70,001 to 120,000	4
120,001 to 200,000	5

For each additional one hundred thousand (100,000) square feet, one (1) additional loading space is required.

**Table 1. Dimensional Elements of Parking Layouts**



$\theta$  Parking angle

$WP$  Stall width parallel to aisle

$VP_i$  Projected vertical length from interlock

$VP_w$  Projected vertical length from wall measured

$S_L$  Stall length

$S_w$  Stall width

**Table 2. Parking Lot Dimension Guidelines \*\***

$S_w$ Basic Stall Width (feet)	$WP$ Stall Width Parallel to Aisle	$VP_w$ Stall Depth to Wall (feet)	$VP_i$ Stall Depth to Interlock (feet)	$AW$ Aisle Width (feet)
<i>Two-Way Aisle -- 90 Degrees</i>				
9.00	9.00	18.5	18.5	26
<i>Two-Way Aisle -- 60 Degrees</i>				
9.00	10.4	19.0	17.5	26
<i>One-Way Aisle -- 75 Degrees</i>				
9.00	9.3	19.5	18.5	22
<i>One-Way Aisle -- 60 Degrees</i>				
9.00	10.4	19.0	17.5	18
<i>One-Way Aisle -- 45 Degrees</i>				
9.00	12.7	17.5	15.5	15

**\*\* Note: See Table 1 for description of Elements**

### C. DEVELOPMENT AND MAINTENANCE OF PARKING AND LOADING AREAS

Every parcel of land hereafter used as a public or private parking area for five (5) or more cars, or as a loading area, including a commercial parking lot, shall be developed and maintained in accordance with the following requirements:

1. **Screening and Landscaping:** Off-street parking areas for five (5) or more vehicles, and off-street loading areas, shall be effectively screened on each side adjoining or fronting on property situated in a residential district, or any institutional premises by a fence and/or densely planted compact hedge, not less than four (4) feet nor more than seven (7) feet in height;
2. **Minimum Distances and Setbacks:** No off-street loading area or parking area, or part thereof, for five (5) or more vehicles, shall be closer than ten (10) feet to any dwelling, school, hospital, or other institution for human care located on an adjoining lot, or five (5) feet from any lot line;
3. **Surfacing:** Any off-street parking, or off-street loading area, shall be surfaced with an impervious surface. All areas shall be marked so as to provide for the orderly and safe loading, parking, and storage of self-propelled vehicles;
4. **Lighting:** Lighting used to illuminate any off-street parking or loading area, shall be so arranged as to reflect the light away from adjoining premises. Off-street parking facilities for multiple-family dwellings shall be adequately lighted;
5. **Drainage:** Any off-street parking area and off-street loading area shall be graded and drained so as to dispose of all surface water without detriment to surrounding uses; and
6. **Repair and Service:** No storage of any kind, nor any repair, dismantling, or servicing of any vehicles, equipment, materials, or supplies, shall be permitted within any required off-street parking and/or loading space.

### D. ADDITIONAL REGULATIONS

1. **Submission of Plot Plan:** Any application for a Building Permit, or Certificate of Occupancy where no Building Permit is required, shall include therewith a plot plan, drawn to scale and fully dimensioned, showing all parking and loading facilities in compliance with this Ordinance.
2. **Control of Off-Site Parking Facilities:** In cases where parking facilities are permitted on a lot, other than the lot on which the building or use served is located, they shall be and remain in the same possession or ownership as the zoning lot occupied by the building or use to which the parking facilities are accessory. No such off-street parking facilities shall be authorized, and no occupancy permit shall be issued, until and unless the Zoning Board of Appeals has reviewed the plans, heard the applicant, and made

findings that the common ownership or possession of the zoning lot and the site of the parking facilities are reasonably certain to continue, and that the off-site parking facilities are reasonably certain to continue, and that the off-site parking facilities will be maintained at all times during the life of the proposed building or use.