

CHAPTER 11

OFF-STREET PARKING AND LOADING

SECTION:

- 6-11-1: General Requirements**
- 6-11-2: Off-Street Loading**
- 6-11-3: Off-Street Parking**

6-11-1: GENERAL REQUIREMENTS: For all buildings and structures erected and all uses of land established within the Village, accessory parking and loading facilities shall be provided as required herein.

- A. Increase in Intensity: When the intensity of use of any building, structure, or premises shall be increased through the addition of gross floor area, seating capacity, or other units of measurement specified herein for required parking or loading facilities, parking and loading facilities as required herein shall be provided for such increase in intensity of use and for any existing deficiency in parking or loading facilities.
- B. Change in Use: Whenever the existing use of a building or structure shall hereafter be changed to a new use, parking or loading facilities shall be provided as required for such new use.
- C. Responsibility: The duty to provide and maintain off-street parking spaces and/or loading facilities shall be the joint and several responsibility of the operator and/or owner of the use and/or owner of the land for which off-street parking spaces and/or loading facilities are required to be provided and maintained hereunder.
- D. Submission of Site Plan: Actual design of required parking and/or loading facilities will be shown on a site plan to be submitted with all applications for building permits or

certificates of compliance and occupancy in accordance with the provisions of this Chapter.

- E. Surfacing: All drives, loading dock aprons, parking areas and walkways throughout a site shall be paved with asphalt or concrete material. Areas not covered by impervious materials shall be fully landscaped and maintained with grass, groundcover, trees and shrubs.

6-11-2: OFF-STREET LOADING:

A. General Requirements:

1. Location: All required loading berths (docks) shall be located on the same zoning lot as the use served and may be located inside or outside the building served. No loading berth shall be located within twenty five feet (25') of the nearest point of intersection of any two (2) street lot lines; nor shall it be located in a required front or side yard.
2. Size: Unless otherwise specified in this Zoning Code, a required loading berth shall be at least ten feet (10') in width by at least twenty five feet (25') in length exclusive of aisle and maneuvering space, and shall have vertical clearance of at least fourteen feet (14').
3. Design: All loading berths and loading areas shall be designed so that all maneuvering and standing of vehicles shall be done off of streets, major circulation drives and walkways, except in parking lots with a capacity of less than fifty (50) cars in the O/Ic, O/Id and M Districts.
4. Screening: Loading berths shall be fully screened from view from any public or private street or from any adjacent property zoned for residential use. Screening materials will consist of landscaping, walls, berms or any other permanent material which will provide continuous screening throughout the entire year.
5. Access: Each required loading berth shall be served by appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements.
6. Surfacing: All open loading berths shall be improved with a compacted macadam base not less than seven inches (7") thick, or equal, surfaced with not less than two inches (2") of asphaltic concrete or some comparable all-weather, dustless material.
7. Repair and Service: No storage of any kind, nor motor vehicle repair work or

service of any kind shall be permitted within any required loading berth.

8. Space Allocated: Space allocated to a required loading berth shall not be used to satisfy any requirements of this Zoning Code for off-street parking spaces.

B. Specific Requirements: Off-street loading facilities shall be provided in accordance with the minimum requirements listed below:

1. Offices and financial institutions shall provide one loading berth for buildings containing eighty thousand (80,000) to one hundred thousand (100,000) square feet of gross floor area up to five hundred thousand (500,000) square feet, one additional loading berth shall be provided, plus one additional loading berth for each additional five hundred thousand (500,000) square feet. Each loading berth shall be a minimum size of twelve feet iii width by forty five feet in length (12' x 45').

Office buildings with less than eighty thousand (80,000) square feet shall provide for loading and unloading in an area off of any private or public street and outside of the required front and corner side yards. Any such loading areas shall be appropriately screened from view from any public or private street in accordance with a landscaping plan approved by the Architectural Review Board.

2. Industrial, laboratory, or research uses, as permitted in this Zoning Code, shall provide one loading berth for each building containing up to forty thousand (40,000) square feet of gross floor area. For buildings containing forty thousand (40,000) to one hundred thousand (100,000) square feet of gross floor area, two (2) loading berths shall be provided, plus one additional loading berth for each additional one hundred thousand (100,000) square feet of gross floor area or fraction thereof. Each such loading berth for buildings in excess of ten thousand (10,000) square feet of gross floor area shall be not less than twelve feet in width by sixty five feet in length (12' x 65').
3. Warehouses shall provide one loading berth for buildings containing five thousand (5,000) to forty thousand (40,000) square feet of gross floor area. For buildings containing forty thousand (40,000) to one hundred thousand (100,000) square feet of gross floor area, two (2) loading berths shall be provided, plus one additional loading berth for each additional one hundred thousand (100,000) square feet of gross floor area or fraction thereof. Each such loading berth for buildings in excess of ten thousand (10,000) square feet of gross floor area shall be not less than twelve feet in width by sixty five feet in length (12' x 65'). For all other uses, loading

facilities shall be provided in accordance with the following schedule:

Gross Floor Area in Establishments in Thousands of Square Feet	Required Number and Size of Berths
10 to 60	1 (12 ft. x 55 ft.)
61 to 100	2 (21 ft. x 65 ft.)

For each additional two hundred thousand (200,000) square feet of gross floor area, or fraction thereof, over one hundred thousand (100,000) square feet of gross floor area, one additional loading berth shall be provided, such additional berth to be at least twelve feet in width by sixty five feet in length (12' x 65').

Uses for which off-street loading facilities are required herein but which are located in buildings of less floor area than the minimum prescribed for such required facilities, shall be provided with receiving facilities accessible by motor vehicle, off any adjacent alley, service drive or open space on the same zoning lot as determined by the Department of Community Development.

6-11-3: OFF-STREET PARKING: In connection with any building hereafter erected or structurally altered or enlarged, or in which additional dwelling units are created, and also in connection with any parking lot hereafter installed, off-street parking spaces shall be provided meeting all of the minimum requirements of this Section 6-11-3. Parking spaces accessory to buildings and uses which exist on the effective date of this Zoning Code shall not be reduced to less than the number required under this Section for buildings hereafter erected.

A. General Requirements:

1. Use: Required off-street parking spaces accessory to uses listed in this Section shall be solely for the parking of passenger automobiles of occupants, patrons, or employees. Each required space shall be kept available at all times for parking of one automobile. No required parking space shall be rented, leased or used for any purpose other than that for which said space is required. Parking lots in residence districts shall be used only for the parking of passenger automobiles.
2. Location: Parking spaces required for single-family dwellings shall be located in the same lot as the dwelling served or on an adjoining lot. Parking spaces required for

all other buildings shall be located on the same lot, provided however that where ten (10) or more parking spaces are required:

- a. Said parking spaces, if required for the parking of patrons or occupants of a building, may be provided on a lot located not more than three hundred feet (300') from the lot requiring said parking. Said lot shall be owned by the owner of the building requiring the parking except where otherwise provided in this Zoning Code.
- b. Said parking spaces, if required only for employee parking, may be provided on a lot owned by the owner of the building requiring said parking and located not more than six hundred feet (600') from the lot requiring said parking.
- c. No parking lot permitted by a or b above shall be located in a residence district unless allowed as a special use.
- d. Said parking spaces shall be not less than twenty five feet (25') from adjoining residential lots.

Where parking spaces are located on the same lot as the principal use to which they are accessory, the following restrictions on their location shall apply:

- e. In residence districts, parking spaces, except as hereinafter specified, shall not be located in a front yard or a required side yard or in any court area which opens toward a public street, but surfaced driveways in such locations may be used as parking spaces in addition to those required by this Zoning Code.
 - f. Required parking spaces shall not be located in a required front yard or required side yard.
 - g. In M1 Districts, the surfaced area of all parking spaces shall be not less than twenty five feet (25') from any residential district boundary.
3. Handicapped Parking Spaces: Where off-street parking spaces are required, except for single-family detached or attached dwellings, parking spaces for handicapped persons shall be provided in accordance with the following requirements:
- a. Required Spaces: Handicapped parking spaces shall be included in the total number of parking spaces required for each use and shall be provided in accordance with the following table:

ACCESSIBLE PARKING SPACES

Total Parking in Lot		Required Number of Accessible Spaces
up to	25	1
26 to	50	2
51 to	75	3
76 to	100	4
101 to	150	5
151 to	200	6
201 to	300	7
301 to	400	8
401 to	500	9
501 to	1,000	2% of total
over 1,000		20 plus 1 for each

- b. Location: Handicapped parking spaces shall be located as close as possible to elevators, ramps, walkways and entrances. Parking spaces should be located so that the physically handicapped persons are not compelled to wheel or walk behind parked cars to reach entrances, ramps, walkways and elevators.

Design: Each handicapped parking space shall be a minimum of sixteen feet (16') in width and shall be identified by an upright Official Handicapped Parking Sign (R7-8), Tow-Away Zone Sign (R7-201) and a \$50.00 Fine Sign. Additionally, where a curb exists between a parking lot and a sidewalk surface, an inclined curb approach or a curb cut shall be provided having a width of not less than three feet (3').

4. Computation: When the determination of the number of parking spaces required by this Zoning Code results in a requirement of a fractional space, any fraction shall be counted as one parking space.
5. Collective Provisions for Buildings and Uses: Parking spaces required for separate buildings and uses may be provided collectively, if the total number of spaces so

provided is not less than the sum of the separate requirements for each such building and use and if all regulations governing the location of accessory parking space in relation to the buildings and uses served are observed. No parking space or portion thereof, shall serve as the required space for more than one use, unless otherwise specifically authorized in accordance with this Zoning Code.

6. **Size:** A required parking space shall be at least eight feet (8') in width and not less than nineteen feet (19') in length, exclusive of access drives aisles, ramps, columns, and office or work area. Such space shall have vertical clearance of at least seven feet (7'), and conform to the parking dimensions as shown on the off-street parking chart found at the end of this Chapter.
7. **Repair and Service:** No repair work or sales or servicing incidental thereto shall be permitted in required parking spaces except of an emergency nature. No gasoline or motor oil shall be sold in conjunction with any accessory parking facility located in a residence or business district unless such facility is located within a completely enclosed building, in which case gasoline and motor oil may be sold within such building to the users of such facilities; provided that no sign directing attention to such sale shall be visible from outside the building, and provided further that all gasoline pumps shall be effectively screened from view from the street.
8. **Access:**
 - a. Each required 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 at all times.
 - b. All off-street parking spaces shall be provided with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements.
9. **Design and Maintenance:**
 - a. **Open and Enclosed Parking Spaces:** Accessory parking spaces located on the same lot or building as the use served may be open to the sky or enclosed in a structure.
 - b. **Surfacing and Drainage:** All open parking areas or lots shall be improved with a compacted macadam base, or equal, not less than six inches (6") thick,

surfaced with asphaltic concrete or comparable all-weather, dustless material. Such parking areas shall be pitched and drained so as to prevent the flow of water from such areas onto adjoining property or unpaved streets or alleys, or onto paved streets or alleys which do not have sewer and drainage structures installed. (Ord. 88-994-26)

- c. Screening, Landscaping and Wheel Stops: In residence districts, all open automobile parking areas or lots containing more than three (3) parking spaces shall be effectively screened on each side by a densely planted, compact hedge, not less than four feet (4') in height; except that no hedge or planting shall be permitted at any street intersection so that it will obstruct the line of vision as set forth in the Village codes and ordinances. In all districts, masonry wheel stops shall be placed near all interior parking lot lines to protect abutting property and also along street lot lines so as to prevent protrusion of vehicles into street rights of way, yards, and other areas where parking is prohibited. (Ord. 90-1164-48)
- d. Illumination: Where a parking area or parking lot is illuminated, direct rays of light shall not beam onto adjoining property or onto a street. (Ord. 88-994-26)
- e. All parking lots, drives, access roadways, and landscape islands must be constructed with concrete curb or concrete curb and gutter barriers as required by the Village Engineer. (Ord. 90-1164-48)

10. Parking Lot Standards:

Business and Office Districts (B1, B2, E, TO, 0/Ia, 0/Ib)

- a. Parking lots containing 20 stalls or more shall be required to have midrow landscape islands at a frequency of one island for every 10 parking stalls. Landscape islands shall be a minimum width of 9 feet and a minimum length of 15 feet.
- b. There shall be a landscape island or landscaped area at the end of every parking row. Said landscaped area or island shall be landscaped so as to screen the parking lot.
- c. Parking lots which contain 2 or more parking aisles shall provide for continuous circulation at both ends of the parking aisle.

- d. On zoning lots which contain more than 100 parking spaces, there shall be no parking on circulation drives which feed more than 2 parking aisles and/or which access the major entrance to the principal building.
- e. An 8 foot landscaped strip shall be required between all facades of any building on the zoning lot and any parking area or circulation drive. (Ord. 88-994-26; amended Ord. 90-1164-48)

Manufacturing and Industrial Districts (M O/Ic, O/Id)

- a. Parking lots containing 40 parking stalls or more shall be required to have midrow landscape islands at frequency of one island for each 15 parking stalls. Landscape islands shall be a minimum width of 9 feet and a minimum length of 15 feet.
- b. That end of a parking row nearest a street shall terminate in a landscaped area or island. Said area or island shall be landscaped so as to screen the parking lot.
- c. Parking lots which contain 2 or more parking aisles shall provide for continuous circulation at both ends of the parking aisle.
- d. None.
- e. An 8-foot landscaped strip shall be required between a front or side facade of the principal building on a zoning lot and any parking area or circulation drive. (Ord. 88-994-26; amd. Ord. 90-1164-48)

B. Specific Requirements: Off-street parking spaces shall be provided in accordance with the minimum requirements listed below. 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. Parking spaces required on an employee basis for which the number of employees is not ascertainable at the time of issuance of the building permit shall be computed on a reasonable estimate of the expected employee population, and shall be increased, if necessary, when the actual number of employees is determined.

<u>Use</u>	<u>Required Number of Spaces</u>
1. Residential:	

Single-family detached dwelling 2/dwelling

Single-family attached dwelling 2.5/dwelling

2. Recreational:

Bowling alley establishment 6/lane + 1/50 S.F. of lounge or dining area

Golf course As Determined by Zoning Board

Private recreational facilities 6/tennis, racquetball court + 1/3

Public recreational and patrons, based on the design community buildings capacity of the facility in terms of the number of patrons to be served at one time on the remaining floor area

3. Institutional:

Art galleries, libraries and museums not operated for profit 1/500 S.F.

Churches, synagogues and other religious institutions 1/4 seats

Exhibition and

convention facilities	1/100 S.F.
Fire Station	
Municipal offices and buildings	1/250 S.F.
Police Station	
Post Office	
Hospitals	1/500 S.F. + 0.5/ employee
Nursing/rest homes	1/1,000
Schools	1/each emoloyee
Elementary	
Junior high	
High	1 each employee + 1/4 students aged 16 years or older
College, university, vocational	1/each employee + 1/3 students
Nursery/day care	1/500 S.F.

4. Commercial:

Banks and financial institutions	1/250 S.F.
Carpet and rug stores	
Catering establishments	
Financial services offices	
Furniture shops	
Interior decorating shops	
Offices, business or professional	
Printing, publishing blueprinting and photocopying establishments	
Radio and television stations	

Tailor and custom dressmaking
shops
Ticket agencies
Travel bureaus and agencies

Clothing and clothing rental
stores 1/200 S.F.
Furrier shops
Leather goods and luggage
shops
Motor vehicle sales
establishments
Photograph studios
Upholstery shops

Antique stores 1/175 S.F.
Art, office and school
supply stores
Bakeries
Bicycle sales and repair
Book stores and stationary
shops
Camera and photographic
supply stores
Candy stores
China and glassware stores
Coin and philately stores
Convenience food stores
Dairy products sales
Department stores
Drugstores
Dry goods stores
Electrical appliance
stores
Florist shops
Food stores
Funeral parlors
Garden, landscape or
patio stores
Gift shops

Hardware stores
 Hobby shops
 Household goods stores
 Ice cream stores
 Jewelry stores
 Liquor sales
 Locksmith shops
 Mail order, catalog
 stores
 Musical instrument
 sales and repair shops
 Office equipment sales
 Office machine, computer
 service and supply stores

Orthopedic and medical
 supply stores 1/175 sq. ft.
 Paint, glass and wallpaper
 stores
 Pet shops
 Phonograph, record and
 sheet music stores
 Picture framing shops
 Sewing machine sales and
 repair
 Shoe sales and repair stores
 Shopping centers
 Specialty food stores
 Tobacco shops
 Toy stores
 Variety stores

Medical or dental clinics 1/employee +
 Optician and optometrists 2/examination room

Barber shops 1/employee + 2/chair
 Beauty shops

Restaurants
 (table service, convenience dining) 12/1,000 sq. ft.

Restaurants (fast food)	13/1,000 sq. ft.
Restaurants (fast food w/drive-through)	10/1,000 sq. ft.
Theaters	1/2.5 seats
Automotive repair establishments	0.5/employee + 2/service bay
Automotive service stations (excluding auto repairs)	0.5/employee
Automotive service stations (including auto repairs)	0.5/employee + 2/service bay
Hotels and motels	1/dwelling unit + 0.5 employee + 1/50 S.F. of lounge or dining area
Dance Studio	1/each employee + 1/2 students
Day Spa	1/150 SF of gross leasable area

5. Industrial:

Aluminum rolling mill	1/250 S.F. of office
Bakeries	space + 1/1,000
Bookbinding	S.F. of manufactur-
Cargo and freight terminals	ing space + 1/2,000
Cartage and express facilities	S.F. of warehouse space
Cold processing of metals	
Cold storage plants	
Contractors' or construction offices and shops, such as building, cement, electrical, heating, masonry, painting, plumbing, refrigeration, and roofing, provided that there	

be no outside storage of
material

Dyeing and rug cleaning
establishments
Frozen food lockers
Ice and ice cream production
and distribution
Laboratories and other
research and development facilities
Laundries
Machinery, rental, sales and
service
Machine shops
Mail order houses
Milk bottling and distribution
Packaging and crating
Printing plant and screen
printing
Research laboratories
Restricted light manufacturing,
fabricating, processing,

assembly, repairing, storing,
servicing or testing of
materials, goods or
products
Warehouse, storage and
distribution facilities
(Ord. 88-994-26; amd. Ord. 90-1164-8)

OFF-STREET PARKING CHART

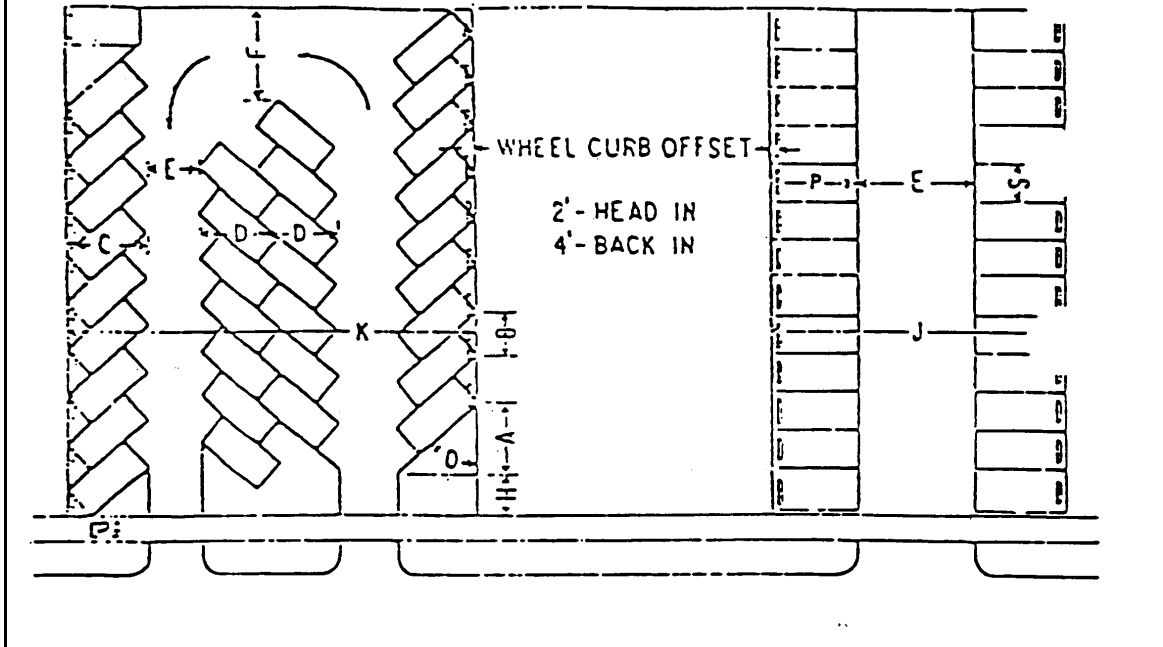


TABLE OF DIMENSIONS (IN FEET)

O	S	P	A	B	C	D	E	F	G	H	J	K
0	8.0	22.0	0.0	22.0	8.0	8.0	12.0		0.0	0.0	28.0	
	8.0	24.0	0.0	24.0	8.0		11.0		0.0	0.0	27.0	
	8.0	26.0	0.0	26.0	8.0	8.0	10.0		0.0	0.0	26.0	
30	8.5	19.0	29.2	17.0	16.9	13.2	10.0		12.8	6.0	43.8	
	9.0	19.0	30.0	15.0	17.3	13.4	9.0		13.5	6.0	43.6	
45	8.5	19.0	19.4	12.0	19.4	16.4	10.8	15.5	6.0	9.5	49.6	93.2
	9.0	19.0	19.8	12.7	19.8	16.6	10.0	16.0	6.4	9.0	49.6	92.8
	9.5	19.0	20.1	13.4	20.1	16.7	9.5	16.5	6.7	8.5	49.7	92.6
	10.0	19.0	20.5	14.1	20.4	16.9	9.0	17.0	7.0	8.0	49.8	92.6
60	8.5	19.0	12.0	9.8	20.8	18.7	18.0	15.0	2.5	12.5	59.6	115.0
	9.0	19.0	12.1	10.4	21.0	18.8	17.0	15.0	2.6	12.0	59.0	113.6
	9.5	19.0	12.3	11.0	21.3	18.9	15.5	15.0	2.8	11.5	58.1	111.4
	10.0	19.0	12.4	11.5	21.5	19.0	14.0	15.0	2.9	11.0	57.0	109.0
90	8.5	19.0	0.0	8.5	19.0	19.0	27.0	20.0	0.0	0.0	65.0	130.0
	9.0	19.0	0.0	9.0	19.0	19.0	25.0	20.0	0.0	0.0	63.0	125.0
	9.5	19.0	0.0	9.5	19.0	19.0	24.0	20.0	0.0	0.0	63.0	124.0
	10.0	19.0	0.0	10.0	19.0	19.0	23.0	20.0	0.0	0.0	61.0	122.0

(Ord. 88-994-26)