

5. OFF-STREET PARKING & LOADING

A. PROVISIONS APPLYING TO PARKING AND LOADING

1. PURPOSE

The purpose of the requirements in this chapter is to further the appropriate provision and design of off-street parking and loading areas that will:

1. provide access for occupants, employees, customers, clients, and visitors to land uses in a community dependent on automobile and truck transportation
2. foster safe and efficient circulation of vehicles and pedestrians both on private property and on adjacent public streets
3. minimize nuisance in residential areas from on- or off-street parking of large numbers of, or incompatible types of, vehicles.

2. APPLICABILITY

Off-street parking and loading spaces shall be provided in conformance with the requirements of Tables 5A, 5B, 5C, 5D, and 5E and other provisions herein for:

1. all new uses, and
2. all existing uses that are changed so that they are:
 - a. enlarged or expanded, or
 - b. otherwise changed in density, intensity, capacity, or other measure that determines parking or loading requirements hereunder, or
 - c. converted to any other use to which different parking requirements herein apply.

Except that any lawful use existing on the day of effect of this Ordinance, or of any applicable amendment thereto that increases the number of parking or loading spaces required for such use, shall be required to add only the number of spaces equivalent to the difference between the requirements of the Ordinance or amendment for the use after the change and for the use before the change.

The requirements of this chapter apply to any provision, removal, enlargement, or alteration of any off-street parking or loading spaces or areas that are accessory to any building or structure and either:

1. are existing as of the effective date of these regulations, or
2. are new spaces or areas required to be provided hereunder or voluntarily provided in excess of the requirements herein.

These provisions shall likewise apply to parking that is the Principal Use of a parcel. Open sales lots for motor vehicles shall not be considered as parking spaces for purposes of this chapter.

No additional spaces shall be required for expansion or change of an existing use if the standards herein would require an increase over the spaces already provided on the site of less than 15 percent.

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3. PREREQUISITE FOR PERMITS

1. Building Permit/Zoning Certificate

Prior to issuance of a Building Permit, Zoning Certificate, or Special Use Permit, the Zoning Administrator shall determine that the application therefor exhibits compliance with:

1. all applicable provisions of these and other City regulations from which a variance has not been approved as provided therein, and
2. all conditions to which any approval thereunder has been made subject.

2. Certificate of Occupancy

Either prior to issuance of a Certificate of Occupancy or within such period of time thereafter as the Plan Commission may have approved, he or she shall likewise determine either:

1. that parking and loading facilities required herein have been fully installed and improved in conformance with:
 - a. all currently applicable approved applications for City permits, certificates, or approvals, and
 - b. any conditions to which approval thereof was made subject, and
 - c. all provisions of this and other applicable City ordinances from which a variance has not been approved, or
2. that financial sureties approved by the City Attorney have been provided guaranteeing such installation and improvement.

4. VARIANCES

The City Council may approve a variance to the parking or loading requirements herein on the basis either:

1. of criteria provided in the general regulations governing variances in this Ordinance, or
2. of submission of parking demand studies, documented industry standards, or other evidence satisfactory to the Board that the nature of the use requires fewer spaces than required herein.

Procedures for approval of parking variances shall otherwise be the same as provided in this Ordinance for all variance approvals.

5. PRESERVATION AND REPLACEMENT OF EXISTING SPACES

No off-street parking or loading spaces or areas provided in full or partial conformity with the provisions of these or previous regulations, shall be reduced in size, number, or other characteristic below the requirements herein, or further below such requirements in the case of a Nonconformity, so long as the use they serve continues in operation. This shall also apply to uses re-established after damage or destruction.

Residential garages shall not be converted into non-parking use unless parking requirements herein will be met after such conversion.

A use that undergoes a reduction in floor area or other measure specified herein for determining the number of required spaces or a change of use may nonetheless reduce the number of spaces to those required herein for the new or downsized use.

6. PARKING SITE PLAN

1. Submission

Twenty copies of a Site Plan at a minimum scale of 50 feet to one inch showing off-street parking and loading facilities shall accompany an application for any of the following for any use required herein to provide over 8 off-street parking spaces or one or more off-street loading spaces:

- a. Building Permit
- b. Certificate of Occupancy
- c. Zoning Certificate
- d. Rezoning
- e. Preliminary or Final Plat approval as provided in the Subdivision Regulations Ordinance
- f. Variance from off-street parking or loading requirements
- g. Development Plan for Residential Development District
- h. Planned Unit Development Preliminary or Final Plan
- i. Conditional Use Permit

The Zoning Administrator may waive or defer this requirement in any instance in which the specific use of the premises, and therefore the specific parking and loading requirements applicable, are not yet determined, such as in the case of a rezoning for an industrial subdivision.

2. Contents

The Site Plan required herein shall provide the information required in Table 5F.

7. USE OF PARKING AND LOADING AREAS

Except as otherwise provided herein, required off-street parking shall be used solely for parking for patrons, occupants, guests, visitors, or employees of the premises on the same lot.

No sales, dead storage of any kind, nor motor vehicle dismantling, repair, or servicing work except for emergency services, is permitted in any open off-street parking or loading area except as an accessory use to dwellings or as otherwise provided herein or as may be approved by the City Council.

8. ACCESS

Except for uses required hereunder to provide 8 or fewer spaces, each required off-street parking space and loading space shall open directly upon an aisle or driveway of such width and design as to provide a safe and efficient means of vehicular access. Each space shall have vehicular access to a public thoroughfare in a manner that will least interfere with traffic movement thereupon. Dimensions of aisles and driveways shall be as provided in Table 5A.

9. GRADING AND DRAINAGE

All parking and loading areas shall be graded for proper drainage and shall comply with the Countywide Stormwater and Floodplain Ordinance, 6/19/94.

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10. MAINTENANCE

All parking and loading areas shall be maintained free of dust, trash, and debris. The surfacing, curbing, lighting fixtures, marking, signage, and related appurtenances shall be maintained in good condition so long as such areas are used for parking or loading purposes.

11. SIGNS

All signs relating to off-street parking and loading areas shall conform to the Warrenville Municipal Code, Title 8, Chapter 6, Signs.

12. ILLUMINATION

Uses required herein to provide over 8 parking spaces or one or more loading spaces shall provide, for such spaces as are intended to be commonly used at night, lighting facilities that provide an average illumination on the parking or loading surface of 0.4 foot candles and a uniformity ratio of maximum to average foot candles not exceeding 10:1. Such facilities shall not cause glare on adjoining streets or properties. Parking lot lighting shall comply with all requirements set forth herein in amended Section 9.I. Illumination and Glare and all related documentation requirements set forth herein in Table 5. F. G. Photometrics.

13. LANDSCAPING AND SCREENING

Landscaping in parking and loading areas shall be installed as provided in Chapter 11 of this Ordinance.

14. SURFACING

All open off-street parking and loading areas and related vehicular access drives and aisles, including residential driveways and widenings thereof, shall be surfaced as follows:

<u>Use</u>	<u>Required Surfacing</u>
Single-family detached dwellings with existing gravel drives constructed prior to the effective date of this Ordinance (February 6, 1989)	<ol style="list-style-type: none">1. Crushed stone, gravel, or similar material, or2. Any surface required for other uses, below
All other uses	Asphalt, concrete, brick, paving block, or similar dustless, and impervious surface with a structural number of 2.5 is required in all non-detached single family residential vehicular access and parking areas, and 2.8 for loading areas. A minimum of 8" (eight inches) of stone and 2" (two inches) of asphalt or 5" (five inches) of concrete reinforced with fibermesh or wire mesh is permitted for new detached single family residential driveways.

The Zoning Administrator may waive the requirement for surfacing herein for a parking area located no less than 400 feet from a Residential District that serves a use located in an M Manufacturing District.

15. PARKING SETBACKS

Off-street parking and loading areas shall maintain the setbacks provided in Table 5B.

16. REPAIRS AND SERVICE

No motor vehicle repair work or service of any kind shall be permitted in conjunction with off-street parking facilities in any district or any residential driveway, except for minor repairs on motor vehicles owned by owner or occupant of the property. Service and repairs that cannot be completed within a twenty-four hour period shall not be considered minor repair. (Ord. 2012, 8-22-02)

B. OFF-STREET PARKING PROVISIONS

1. COLLECTIVE PROVISION

Required parking spaces for different uses may be provided collectively. Except as provided herein under Parking for Shopping Centers and Shared Parking, the total number of spaces so provided shall not be less than the sum of the spaces required for each separate use, and no parking space shall serve as the required space for more than one use.

A binding written agreement approved as legally sufficient by the City Attorney shall be filed with an application for a Building Permit guaranteeing the intended users of collective parking spaces the right to their use.

2. PARKING FOR SHOPPING CENTERS

The number of parking spaces required for retail and personal service uses located in a shopping center shall be as provided for shopping centers in Table 5E rather than the sum of the spaces required for the individual uses.

Except that the number of spaces for restaurants, taverns, and drive-in facilities located in a shopping center, and for any establishment occupying over 50 percent of the net floor area of the center, shall be as provided in Table 5E for these individual uses. This number shall be added to the number of spaces required by Table 5E for shopping centers for the balance of the uses in the center.

3. MARKING

All off-street parking spaces for uses required to provide over 8 spaces shall be marked by durable painted lines, curbs, or other means that clearly designate individual spaces.

4. SHARED PARKING

Off-street parking spaces provided in a public or commercial parking lot located within 500 feet of a house of worship may be credited by the Zoning Administrator toward the spaces required herein for the house of worship up to a maximum of 50 percent of the total spaces required.

To be credited, such spaces shall be included in a written agreement filed with the Zoning Administrator and approved as legally sufficient by the City Attorney that specifically allows the use of such spaces by the house of worship.

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5. PHASED INSTALLATION OF REQUIRED PARKING FACILITIES

Upon presentation of clear and convincing evidence by the applicant that the total number of required parking spaces are not immediately necessary for the current use of a building or structure, the Plan Commission may recommend and the City Council may permit the phased/future installation of up to 25% of the total number of required parking spaces. Sufficient area shall be reserved on the site for the construction of the future parking facilities and related required landscaping and stormwater management improvements in accordance with all applicable City requirements.

The future parking facilities shall be installed when the City Council passes a motion and requires their installation.

If phased installation of required parking facilities is approved, the applicant shall enter into an agreement, in a form acceptable to the City, setting forth the terms and conditions applicable to the phased installation of the parking facilities. The agreement shall run with the land and shall be recorded with the DuPage County Recorders Office at the applicant's sole cost and expense. The agreement shall further provide that, in the event that the applicant fails to comply with any term or condition thereof, the City shall have the following legal remedies, none of which shall be exclusive:

- (1) the right to sue for breach of contract, whether in law or in equity, for damages, specific performance, or any other legal remedy deemed appropriate by the City;
- (2) the right to revoke the certificate of occupancy for the premises;
- (3) the right to enter upon the property to install the required parking spaces at the owner's sole cost and expense and to lien the premises in order to enforce payment to the City for the work performed; and
- (4) the right to recover the City Attorney's fees and court costs in any enforcement action.

(Ord. 2276, 4-18-06)

6. WHEEL GUARDS OR CURBING

Where parking spaces are so located that vehicles parked therein might extend beyond the parking surface, such as onto streets, sidewalks, or landscaped areas, there shall be installed wheel guards, bumper guards, curbing, or other means of restraint to prevent such encroachment. This requirement shall not apply to uses providing 8 or fewer parking spaces.

7. FORWARD VEHICULAR MOTION

Except for dwellings having individual garages or driveways, off-street parking areas shall be designed to enable vehicles to enter or leave such areas moving in a forward direction.

8. LOCATION OF PARKING SPACES

a. On Same Or Separate Lot

Required off-street parking for all residential uses shall be provided on the same lot as the use served. Parking spaces within garages or carports and on driveways shall be counted as required spaces for such dwellings and Transitional Office zoned uses. Stacked parking spaces (i.e., a second parking space located directly behind the first driveway parking space) shall not be counted as required spaces for such dwellings, but may be counted (up to a maximum of 2 spaces deep) as required spaces for Transitional Office zoned uses.

Required parking for other uses may also be provided on a separate lot that is in the same possession by deed, lease, or other written certification approved as legally sufficient by the City Attorney that confirms its availability to the use.

Required parking on a separate lot shall be located within the following walking distances from the nearest point of the parking area to the nearest pedestrian entrance to the use served:

Non-Residential Uses in Residential Districts:	300 feet
All Uses in Non-Residential Districts:	1,000 feet

b. In Yards

1. Single-Family, Townhouses and Transitional Office Stacked Driveway Spaces

Open off-street parking for single-family detached and attached, two-family, and townhouse dwellings and stacked driveway parking spaces in the Transitional Office Zoning District may be located in required front, side, and rear yards, except as otherwise provided herein, but shall be no less than 5 feet from all lot lines.

2. Other Uses

Open off-street parking for other uses, including other multi-family dwellings, may be located in required rear and interior side yards, but not in required front or corner side yards, and shall be no less than 5 feet from all lot lines.

No off-street parking for any such use is permitted within any required yard abutting or across an alley from property in a Single-Family Residential District. No parking for any non-residential use is permitted within any required yard abutting or across an alley from property in any Residential District.

9. HANDICAPPED PARKING

<u>Total Off Street Parking Spaces Provided</u>	<u>Required Minimum Number of Accessible Spaces</u>
1-25	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
501-1000	2% of total number
Over 1000	20 plus 1 for each 100 over 1000

All housing for the elderly shall mark at least 10 percent of all spaces provided.

All such spaces shall be as close as possible to an entrance to the building or use accessible to the handicapped and shall be connected thereto by a paved surface at least 5 feet wide with a maximum slope of 5 percent at any point.

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Such spaces shall have sufficient width to allow for wheelchair access to a passenger car or passenger van parked therein.

10. PARKING AND STORAGE OF RECREATIONAL VEHICLES

A. In Residential Districts - General

A single recreational vehicle as defined herein may be parked or stored on a lot having a minimum area of 7,000 square feet and containing a single-family detached dwelling unit. One additional recreational vehicle may be parked or stored on such lot for each additional 20,000 square feet of lot area over 7,000 square feet. No more than three recreational vehicles shall be parked or stored on any single residential lot. Outdoor overnight parking and storage of recreational vehicles is not permitted on lots containing attached single-family dwelling units (town homes) or apartments unless it involves the parking of a travel van, 20' or less in length, regularly used for daily personal transportation unrelated to recreation or camping, in which case the City Council, by motion, may authorize such overnight outdoor parking.

B. Parking in Residential Districts

Recreational vehicle parking (as defined herein) shall either be (1) in a garage or (2) on the driveway or widening thereof, (3) in rear yards, interior side yards, front yards and corner side yards provided all portions of such vehicles are parked a minimum of 3' from the garage and/or principal building and 5' from all lot lines (see Appendix) unless the Recreational Vehicle being parking is 5' or less in height, in which case it may be parked not less than 1' from a side or rear lot line if adjacent to a solid wood fence with a minimum height of 1' foot taller than the height of the adjacent Recreational Vehicle and installed on the same property on which the Recreational Vehicle is parked.

C. Storage in Residential Districts

Recreational Vehicle storage (as defined herein) is not permitted in (actual) front yards or (actual) corner side yards. All portions of street legal motorized travel trailers shall be on the driveway or widening thereof. Other recreational vehicles may be stored on a nonpaved surface, provided that the yard area is not torn up and no permanent ruts are created. All recreational vehicles shall be stored a minimum of 3' from the garage and/or principle building, and 5' from interior side lot lines and rear lot lines (see Appendix) unless the Recreational Vehicle being stored is 5' or less in height in which case it may be stored not less than 1' from a side or rear lot line if adjacent to a solid wood fence with a minimum height of 1' taller than the height of the adjacent Recreational Vehicle and installed on the same property on which the Recreational Vehicle is stored.

D. Storage/Parking in Other Districts

Storage and Parking of one Recreational Vehicle on a single lot in the M District and in non-residential districts shall be subject to the requirements related to outdoor storage and parking setback regulations.

E. Temporary Use of Recreational Vehicles

Occasional use of travel trailers, camping trailers, truck campers and similar vehicles for not more than seven (7) days out of a thirty (30) day period twice per calendar year as sleeping quarters will be permitted. No connections or use for living quarters will be allowed as listed below:

1. Connection to sewer
2. Connection to water for other than filling or maintenance equipment
3. Cooking with equipment

11. PARKING OF COMMERCIAL VEHICLES

A. In Residential Districts

1. General Prohibition: Except as specifically permitted in subsection 5.B.11.A.2, no Commercial Vehicle as defined herein may be parked or stored in a Residential District other than in a completely enclosed garage except for loading or unloading of household belongings between 6:00 a.m. and midnight for the purpose of moving a personal residence or for deliveries, repairs, construction, maintenance, or service calls.
2. Specifically Permitted regardless of presence of commercial lettering or logos:
 - (i) Pick-up trucks, cargo vans, sprinter vans with a State vehicle license of Class “D” or less and enclosed trailers may be parked anywhere on a private residential driveway provided the height of the vehicle/trailer, including any attached accessories, does not exceed nine (9) feet in height.
 - (ii) Pick-up trucks, cargo vans, sprinter vans and enclosed trailers over nine (9) feet in height, step vans, panel vans, box trucks and extended wheel base limousines, may be parked on private residential driveways provided (a) any such vehicle/trailer is parked outside actual Front, actual Corner Side, and required Interior Side Yards and at least ten (10) feet from rear property lines and (b) any such motorized vehicle either has valid state vehicle license of Class “D” or less or a livery license plate.
3. Special Use Commercial Vehicles: The outdoor parking of a single Commercial Vehicle not specifically allowed herein may be approved as a Special Use under provisions for Special Uses in this Ordinance. (Ord. 2386, 7-06-07)

B. In Commercial Districts

No commercial vehicle as defined herein may be parked or stored in a Commercial District other than in a completely enclosed garage or in a public off-street parking facility unless it is used in a business located on the same premises or is being parked temporarily by a customer, supplier, contractor, or visitor or for loading, unloading, moving, or construction, maintenance, or repair of the premises.

C. OFF-STREET LOADING PROVISIONS

1. LOCATION OF LOADING SPACES

All required loading spaces shall have adequate ingress from and egress to a public street or alley and shall be located:

1. on the same lot as the use to be served, and
2. in such a manner that no portion of a vehicle shall project across a public sidewalk or into a street, and
3. in conformity with the setback requirements of Table 5B.

2. STANDARDS FOR LOADING AREAS

Off-street loading areas shall conform to the requirements of Table 5C.

Table 5A: Parking Dimensions

Parking Spaces

Minimum DEPTH in feet	18 [a]
Minimum WIDTH in feet	8.5
Minimum Vertical CLEARANCE in feet	7
Minimum AISLE width in feet by angle of spaces:	
0 degrees [b]	13
30 degrees	12
45 degrees	13
60 degrees	18
90 degrees [c]	24

[a]: Parallel parking spaces shall be 22 feet deep. Stacked parking spaces permitted in the Residential and Transitional Office Districts on a paved driveway shall be 20 feet deep.

[b]: Zero degree parking refers to parallel parking.

[c]: Aisle width for 90 degree parking allows for two-way traffic.

(Ord. 2077, 8-5-03)

Table 5B: Minimum Required Setbacks for Off-Street Parking and Loading Spaces and Other Vehicular Pavement

SETBACK MEASURED FROM	MINIMUM PARKING SPACE SETBACKS (measured in feet)										MINIMUM LOADING SPACE SETBACKS (measured in feet)						MINIMUM SETBACKS FOR ALL OTHER PAVEMENT (a) (d) (measured in feet)									
	B2	B4	O1	O2	TO	M1	M2	R6	R1 R1A R2 R3 R4 R5		B2	B4	O1	O2	M1	M2		B2	B4	O1	O2	TO	M1	M2	R6	R1 R1A R2 R3 R4 R5
Front/Corner Side Property Line Adjacent to Principal Arterial St. (g)	20 (When applicable, this requirement supersedes any other requirement except the tollway setback requirement)				40 (h)	20 (When applicable, this requirement supersedes any other requirement except the tollway setback requirement)			5		Not Applicable (See below requirements)						Not Applicable (See below requirements)									
Front/Corner Side Property Line Across from Residential Zoning	40		60		15 (h)	60		30 (b) or 5 (c)	5	40		60		60	60		5			10		5		10 (b) or 5 (c)	3 (e) or 0 (f)	
Front/Corner Side Property Line Across from Non-Res. Zoning	40		20		15 (h)	30			5	40		60		30			5			10		5		10 (b) or 5 (c)	3 (e) or 0 (f)	
Interior Side/Rear Property Line Adjacent to Residential Zoning	15		60		15	60		25 side or 30 rear	5	15	15	60	100				10		30		5	30		10 (b) or 5 (c)	3 (e) or 0 (f)	
Interior Side/Rear Property Line Adjacent to Non-Res. Zoning	5				5	5			5	5				5			5			5		5		10 (b) or 5 (c)	3 (e) or 0 (f)	
Any Property Line Adjacent to Tollway	Not Applicable (See above requirements)		50 (When applicable, this requirement supersedes all others)				N/A (See above)				Not Applicable (See above requirements)						Not Applicable (See above requirements)									

(a) "ALL OTHER PAVEMENT" includes driveways, outdoor storage areas, etc.
 (b) When adjacent to attached or detached single-family uses.
 (c) When adjacent to non-single family uses.
 (d) Except where an access drive crosses a property line.
 (e) 3' in the R-1, R-1A, R-2, and R-3 Zoning Districts.
 (f) 0' in the R-4 and R-5 Zoning Districts.
 (g) The Warrenville Comprehensive Plan classifies Route 56 and Route 59 as Principal Arterials.
 (h) The total area of parking spaces shall not exceed 25 percent within the required front yard or required corner side yard. These requirements shall not apply to "stacked parking spaces" where permitted.
 (Ord. 1817, 3-23-00)

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Table 5C: Required Number of Off-Street Loading Spaces

<u>Land Use Category</u>	<u>Minimum Number of Loading Spaces</u>		
	<u>Gross Floor Area in Square Feet (000)</u>	<u>Small Spaces [a]</u>	<u>Large Spaces [b]</u>
Hospitals, Hotels [c]	10 - 200	1	--
	Over 200	1 [d]	--
Hotel Mixed Use [e]	10 - 20	1	--
	20 - 150	--	1
	Over 150	--	1 [d]
Retail, Wholesale, Food Service [f]	5 - 10	1	--
	10 - 25	2	--
	25 - 40	--	2
	40 - 100	--	3
	Over 100	--	1 [d]
Auditoriums & Arenas [g]	10- 20	1	--
	20 - 100	2	--
	Over 100	--	1 [h]
Offices & Banks [i]	10 - 100	1	--
	Over 100 & Under 500	1 [h]	--
	Over 500	1 [j]	--
Manufacturing & Warehousing [k]	5 - 10	1	--
	10 - 40	--	1
	40 - 100	--	2
	Over 100	--	1 [h]
Theaters	8 - 25	1	--
	Over 25	1 [l]	--
Funeral Parlors	8 - 100	1	--
	Over 100	1 [h]	--

Notes for Table 5C

No space shall at the same time fully or partially serve to meet the requirement for both off-street parking and loading facilities.

Uses smaller than the smallest values given for each category, and uses not listed in this table, shall be provided with other receiving facilities for motor vehicles judged adequate by the City Council. The Plan Commission may make a recommendation thereupon to the Council. Such facilities shall have minimum dimensions of 10 feet by 25 feet.

- [a]: With minimum dimensions of 12 feet by 30 feet.
- [b]: With minimum dimensions of 12 feet by 60 feet.
- [c]: Hospitals, sanitariums, and other institutional uses; hotels, clubs, and lodges.
- [d]: For each additional 200 square feet of floor space or fraction thereof.
- [e]: Hotels, clubs, and lodges with retail, convention halls, auditoriums, exhibition halls, or offices.
- [f]: Retail, restaurants, taverns, wholesale establishments excluding warehouses and storage buildings, and motor vehicle and machinery sales.
- [g]: Auditoriums, convention and exhibition halls, sports arenas, stadiums, and bowling alleys.
- [h]: For each additional 100 square feet of floor space or fraction thereof.
- [i]: Business, professional, and government offices and financial institutions.
- [j]: For each additional 500 square feet of floor space or fraction thereof.
- [k]: Manufacturing, processing, servicing, cleaning, testing, or repair of goods, materials, or products; and warehouses and storage buildings.
- [l]: For each additional 50 square feet of floor space or fraction thereof.

Table 5D: Required Number of Off-Street Parking Spaces for Residential and Lodging Uses

	<u>Minimum Number of Spaces Required Per Dwelling or Lodging Unit</u>
<u>RESIDENTIAL</u> [a] [b] [c]	
Efficiency Units	2.0
1-Bedroom Units	2.0
2-Bedroom Units	3.0
All Other Units	4.0
<u>LODGING</u> [b] [c]	
Hotel	1 [d]
Motel or Tourist Home	1 [d]
Apartment Hotel	1
Rooming House	0.5
Dormitories, Fraternities, Sororities	0.20 [e]

See also Table 5E for required spaces for other uses.

- [a]: Includes single-family detached or attached, townhouses, duplexes, multi-family dwellings, and manufactured homes. Required spaces shall be increased by 1 space for each roomer or lodger. No more than 6 spaces shall be provided per dwelling or lodging unit.
- [b]: Plus 1 parking space per nonresident owner, manager, and employee on largest shift.
- [c]: One space for each truck or business vehicle employed by an establishment on the premises, other than those used by employees for commuting to the site, shall be provided in addition to the number of spaces indicated in this table.
- [d]: Plus spaces for restaurant, retail, and meeting rooms, if any, as provided in Table 5E.
- [e]: Requirement is number of spaces per bed, not per unit.

Table 5E: Required Number of Off-Street Parking Spaces for Non-Residential and Non-Lodging Uses

Minimum Number of Spaces Required [a]

	Per <u>Employee [b]</u>	Per 1,000 Square Feet <u>Floor Area</u>	Per Person Design <u>Capacity [c]</u>
<u>SCHOOLS</u>			
Elementary	1	--	.07 [d]
Junior High	1	--	.07 [d]
High School	1	--	.20 [d]
College or University	1	--	.50 [d]
Commercial	1	--	.25 [d]
<u>RECREATIONAL</u>			
Indoor Theater	0.5	--	0.4
Bowling Alley			
Per Lane	1	--	-- [h]
Arena or Stadium	--	--	.33
Auditorium (school)	--	--	.33
Swimming Pool	1	--	.25
Community Center or Municipal Recreation Bldg.	0.5	--	.25 [p]
Club or Lodge	1	--	.10 [i]
Off-Track Entertainment Complex	--	30	--
Other Recreation Facility	1	10	--
<u>INSTITUTIONAL</u>			
Church	--	--	.40
Public Utility & Service	0.5	--	-- [p]
Institution Office or Mtg. Hall	--	1	--
Library, Museum, or Gallery	--	2.0	--
Sanitarium, Nursing Home, Institution for Aged or Children	[q]	--	-- [f]
Child Day Care Center	1	--	.10 [d][o][p]
Government Offices	--	3.5	--
<u>MEDICAL</u>			
Hospital	[q]	--	-- [e]
Clinic	--	5.0	--
Animal Hospital	--	2.5	--
Mental Health Center	[q]	--	-- [p]
Govt. Health Center	--	--	-- [t]
<u>OFFICE BUILDING [u]</u>	--	4.0	--

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	Per <u>Employee [b]</u>	Per 1,000 Square Feet <u>Floor Area</u>	Per Person Design <u>Capacity [c]</u>
<u>AUTOMOTIVE</u>			
Automobile Laundry	1	--	-- [i]
Service Station	1	--	-- [k]
Vehicle Sales or Rental	--	2.0	-- [r]
<u>SHOPPING CENTER</u>			
Under 400,000 Square Feet	--	4	--
400-600,000 Square Feet	--	4.5	--
Over 600,000 Square Feet	--	5	--
<u>DEPARTMENT STORE</u>			
	--	4	--
<u>SUPERMARKET</u> or Food Store			
	--	4	--
<u>HARDWARE</u> Store			
	--	3.5	--
<u>BANK</u> or Financial Institution			
	--	4	-- [g]
<u>RESTAURANT</u>			
Carry Out Only	--	10	--
Drive In and Eat In	--	20	-- [m]
Eat In, No Drive In	--	16	--
<u>TAVERN</u>			
	--	16	--
<u>MORTUARY</u>			
	--	4	--
<u>CONTRACTOR</u> or Construction Office			
	1	--	--
<u>FURNITURE & APPLIANCE</u>			
Sales or Repair Store	--	2	--
<u>OTHER RETAIL/Personal</u> Service			
	--	5	-- [g]
<u>OPEN SALES LOT</u>			
	1	--	-- [s]
<u>INDUSTRIAL</u>			
Cartage & Express Firms	1	--	--
Wholesaling	--	1.6	--
Radio or TV Station or Studio	1	--	--
Manufacturing, Research, Testing	--	1.0	--
Warehousing	--	--	-- [n]

Notes for Table 5E

Unless otherwise provided herein, required parking is the sum of the requirements in all columns of this Table.

See also Table 5D for required spaces for residential and lodging uses.

Parking for uses not listed shall be as provided for the most similar listed use as determined by the City Council. The Plan Commission may make a recommendation thereupon to the Council.

Floor area shall be Net Floor Area, as defined herein. All required space figures shall be prorated for each establishment. Fractional spaces shall be rounded to the nearest integer.

- [a]: One space for each truck or business vehicle employed by an establishment on the premises, other than those used by employees for commuting to the site, shall be provided in addition to the number of spaces specified.
- [b]: Maximum number of full- and part-time employees, including owners or managers, on duty on the premises at any one time.
- [c]: Per seat in main auditorium or meeting room or per person of design capacity of the facility. Eighteen inches of seating space shall be considered a seat for purposes of this requirement where individual seats are not discernable, as with pews or bleachers.
- [d]: Capacity in full-time students attending classes at any one time
- [e]: Plus 0.5 spaces per bed, excluding bassinets, plus 1.5 spaces per emergency room examination table or bed.
- [f]: Plus 0.25 spaces per bed
- [g]: Plus 5 stacking spaces per drive-in window
- [h]: 5 spaces per bowling lane. Additional spaces shall be provided for affiliated bars or restaurants as provided herein for such uses.
- [i]: Plus stacking spaces equal to 5 times the capacity of the car wash. The capacity shall be calculated as the number of vehicles that can be accommodated at any one time in any phase of the washing or waxing process. Number of spaces for self-service facilities shall be as determined by the Plan Commission.
- [k]: Plus 2 spaces per service bay.
- [l]: Plus 1 space per lodging room.
- [m]: Plus 10 stacking spaces per drive-in window.
- [n]: 1 space per 1,000 square feet up to 100,000 square feet and 0.5 spaces per 1,000 square feet thereafter.
- [o]: Plus 10 stacking spaces for pick up/drop off.
- [p]: Plus such other spaces as the Plan Commission shall require.
- [q]: 1 space per staff doctor plus 0.5 spaces per other employee on largest shift.
- [r]: Plus 1 space per 1,000 square feet of open sales lot area plus spaces required for service station if service facility is on premises.
- [s]: Plus 2 spaces per 1,000 square feet of open sales lot area. Does not apply to vehicle sales or rental establishments.
- [t]: 5 spaces per doctor plus 1 space per other employee on largest shift.

[u]: Applies to offices generally attracting employees but not customers. Offices that regularly attract customers such as real estate, insurance, tax preparation, and the like shall meet the standard for Other Retail and Personal Service uses.
(Ord. 2276, 4-18-06)

Table 5F: Required Contents of Parking Site Plan

a. Basic Information

1. Numeric and graphic scales, north arrow, and date of preparation.
2. Boundaries of the development and of each phase thereof.
3. Lot lines and dimensions and areas of lot(s).
4. Easements and encroachments on the property.

b. Drainage: Existing and proposed drainage patterns and appurtenances for collecting storm water.

c. Structures: Location, type, shape, dimensions, net floor area, orientation, height in feet and number of stories, and finished grade elevations at all entrances and corners, of all existing and proposed structures, including buildings, fences, walls, and screening.

d. Parking and Loading: Location, shape, dimensions, and area of all off-street parking and loading spaces and areas, including aisles, curbing, surface type, driveways, and curb cuts.

e. Proposed Landscaping and Screening: For all landscaping and screening within and abutting all off-street parking and loading areas:

1. Location, quantity, diameter and height at installation and at maturity, and botanic and common names of all proposed living and non-living landscaping materials and existing materials to be preserved.
2. Types and boundaries of proposed ground cover.
3. Location and contours at one-foot intervals of all proposed berming.
4. Dimensions, materials, colors, and appearance of all sides of proposed fences, walls, ornamental lighting, and other landscaping and screening treatments.
5. Measures to be taken to protect new and preserved existing trees during construction.

f. Other Information: Any other information the Zoning Administrator requires to determine whether the application conforms to the requirements of this Ordinance.

g. Photometric Plan: For all outdoor lighting.*

1. Identification of all proposed light fixtures (site, canopy and exterior building), control equipment and wiring locations.
2. Average illumination calculations, in foot candles, throughout the parking lot.
3. Average to minimum uniformity ratio for all points on the parking lot surface.

4. Construction details of the pole, pole foundation, electrical trench detail and all other control equipment.
5. Catalog cut sheets for proposed light poles, fixtures and control equipment.

*The Zoning Administrator may waive any Photometric Plan requirements for uses requiring less than 8 parking spaces and no loading spaces.

Table 5G: Driveway Standards

RESIDENTIAL DRIVEWAYS

Minimum WIDTH in feet measured at the property line:	10(a)(b)
Maximum WIDTH in feet measured at the property line:	24(a)(b)

COMMERCIAL DRIVEWAYS

Maximum WIDTH in feet measured at the property line:	36(c)
Minimum WIDTH in feet for driveways serving small parking lots (8 or fewer spaces) in the Transitional Office District:	12(d)

- (a) Semi-circular driveways are permitted within residential zoning districts with the maximum driveway of 31 feet in cumulative width.
- (b) The maximum allowable paving coverage of the required front yard is 50%.
- (c) Driveways in the Transitional Office District shall not exceed 36 feet in width anywhere on the property.
- (d) A 12 foot drive width accommodates one-way traffic even though it may be used for both ingress and egress at different times.

(Ord. 2077, 8-5-03)