

OFF-STREET PARKING AND LOADING REQUIREMENTS

§ 157.315 PURPOSE.

The purpose of these off-street parking regulations is to alleviate or prevent congestion of the public streets and so promote the safety and convenience of the public by establishing minimum requirements for off-street parking in accordance with the use of the property. The regulations and requirements set forth herein shall apply to all off-street parking facilities in all zoning districts unless otherwise specifically stated.

(Prior Code, 7 TCC 1-19(a))

§ 157.316 GENERAL PROVISIONS.

The off-street parking and off-street loading provisions of this chapter shall apply as follows.

- (A) Accessory off-street parking and off-street loading facilities shall be provided as required by the regulations of this section for all buildings and structures erected and all uses of land established in each district after the effective date of this chapter.
- (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 or measurement in the amounts specified herein requiring parking or loading facilities, such additional parking and loading facilities as required herein shall be provided.
- (C) 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. However, if the said building or structure was erected prior to the effective date of this chapter, additional parking or loading facilities are mandatory only to the extent by which the requirements for the new use would exceed those for the existing use if the latter was in compliance with the parking and loading provisions of this chapter.
- (D) Accessory off-street parking and loading facilities in existence on the effective date of this chapter 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 or use under the provisions of this chapter.
- (E) For any conforming or legally non-conforming building or use which is in existence on the effective date of this chapter, which subsequently thereto is damaged or destroyed by fire, collapse, explosion, or other cause, and which is reconstructed, re-established, or repaired, off-street parking or loading facilities need not be provided, except that such parking or loading facilities equivalent to any maintained at the time of such damage or destruction shall be restored or continued in operation. However, in no case shall it be necessary to restore or maintain parking or loading facilities in excess of those required by this chapter for equivalent new uses or construction.
- (F) Control of off-site parking facilities. In cases where parking facilities are permitted on a lot other than the lot on which the structure or use served is located, a written agreement shall be submitted to the Community Development Administrator indicating that portion of the lot which shall be designated for the off-street parking.
- (G) Handicapped parking requirements.

| <i>Total Number of Required Off-Street Parking Spaces</i> | <i>Total Number of Spaces Required for Handicapped</i> |
|---|--|
| 1–20 | 1 |
| 21–50 | 2 |
| 51–75 | 3 |
| 76–100 | 4 |
| 101–150 | 5 |
| 151–200 | 6 |
| 201–300 | 7 |
| 301–400 | 8 |
| 401–500 | 9 |
| 501–1,000 | 2% of total number |
| 1,000+ | 20 + 1 for each 100 over 1,000 |

- (H) Off-street parking spaces for the handicapped shall be designed as follows.
- (1) All spaces for the handicapped shall have access to a curb ramp or curb cut when necessary to allow access to the building served, shall be located so that users will not be compelled to wheel behind parked vehicles, and shall be located the shortest possible distance between the parking area and the entrance to the principal building it serves.
 - (2) The total number of accessible parking spaces may be distributed among parking lots, if greater accessibility is achieved in consideration of such factors as anticipated usage, number, and location of entrances and level of parking areas.
 - (3) Each parking space for the handicapped shall be at least 16 feet wide, including an eight-foot wide access aisle, and adjacent parking spaces shall not share a common access aisle. All access aisles shall blend to a common level with an accessible route and shall be diagonally striped.
 - (4) Parallel parking spaces for the handicapped shall be located either at the beginning or end of a block, or adjacent to alley entrances. Curbs adjacent to such spaces shall be of a height which will not interfere with the opening and closing of motor vehicle doors.
 - (5) No accessible parking spaces shall be required if only attendant or valet parking is provided and is available at all times that the facility is open for public use. If accessible at-grade parking is available, at least one space for self parking of a vehicle with sensitive specialized control devices shall be provided.
 - (6) Each parking space for the handicapped shall be equipped with a sign which complies with 625 ILCS 5/11-301 et seq., as amended, and shall meet the requirements of Sign R 7-8, U.S. Department of Transportation standard and the state's Department of Transportation. Signs shall bear the internationally accepted wheelchair symbol and shall be vertically mounted on a post or a wall at the front-center of the parking space, no more than five feet horizontally from the front of the parking space, and set a minimum of four feet from finished grade to the bottom of the sign.
 - (7) A plan shall be submitted with every application for a building permit for any building or use that is required to provide off-street parking. The plan shall accurately designate the required parking spaces, access aisles, and driveways, and the relation of the off-street parking facilities to the uses or structures such facilities are designed to serve. The proposed landscaping to comply with the requirements of these regulations shall also be depicted on the plan, where applicable.

(Prior Code, 7 TCC 1-19(b))

§ 157.317 OFF-STREET PARKING.

Off-street parking facilities for motor vehicles shall be provided in accordance with the following.

- (A) *Use.* Off-street parking facilities required herein as accessory to uses subject to this chapter shall be solely for the parking of passenger automobiles of patrons, occupants, or employees.
- (B) *Exemptions.* 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 the commercial districts, such parking spaces need not be provided, unless two or more uses are located on such lot in which case only one of the uses shall be eligible for the above.
- (C) *Computation.* When determination of the number of off-street parking spaces required by this chapter results in a requirement of a fractional space, any fraction of one-half or less may be disregarded while a fraction in excess of one-half shall be counted as one parking space.
- (D) *Collective provisions.* Off-street parking facilities for separate 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 use and provided that all regulations governing location of accessory parking spaces, in relation to the use served, are adhered to. Further, no parking spaces or portion thereof shall serve as a required space for more than one use unless otherwise authorized by the Zoning Board of Appeals in accordance with procedures set forth herein.
- (E) *Size.* Except for parallel parking spaces, a required off-street parking space shall be at least nine feet in width and at least 20 feet in length, exclusive of access drives or aisles, ramps, columns, or office or work areas. Enclosed parking spaces shall have a vertical clearance of at least seven feet. For parallel parking, the length of the parking space shall be increased to 22 feet. All other requirements as to size shall be listed herein. Handicapped parking spaces will meet the size requirements as described in this chapter.

- (F) *Access.* 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 25 feet.
- (G) *Design and maintenance.*
- (1) *Open and enclosed parking spaces.* Accessory parking spaces may be open to the sky or enclosed in a building.
 - (2) *Surfacing.* All open off-street parking areas containing more than three parking spaces shall be improved with a compacted base and a dust-free surface as approved by the County Highway Engineer.
 - (3) *Screening and landscaping.* All open automobile parking areas containing more than three parking spaces, located less than 40 feet from the nearest property line of a lot in a residence district, shall be effectively screened on each side adjoining or fronting on such property line by a solid fence or densely planted hedge, not less than five feet nor more than eight feet in height.
 - (4) *Lighting.* Any lighting used to illuminate off-street parking areas shall be directed away from residential properties. The Zoning Board of Appeals may, on petition of neighboring residential property owners or tenants, and after hearing, require that such lighting be reduced in intensity, height, changed in duration, or turned off after certain hours. In making this decision on any such petition, the Zoning Board of Appeals shall take into consideration the reasonable requirements of the user of the parking area involved.
 - (5) *Repair and service.* No regular motor vehicle repair work or service of any kind shall be permitted in conjunction with any parking facilities.
- (H) *Location.* All parking spaces required to serve buildings or uses erected or established after the effective date of this chapter shall be located on the same or adjoining lot as the building or use served. Buildings or uses existing on the effective date of this chapter which are subsequently altered or enlarged so as to require the provision of parking spaces under this chapter, or new uses established in any commercial or industrial district, may be served by parking facilities located on land other than the lot on which the building or use served is located, provided such facilities are within 400 feet walking distance of a main entrance to the use served.
- (I) *Employee parking.* 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.
- (J) *Other uses:* Parking spaces for other permitted or special uses not listed below shall be provided in accordance with requirements recommended by the Community Development Administrator and approved by the Zoning Board of Appeals, Land Use Committee or County Board.
- (K) *Required Spaces.* The minimum number of off-street parking spaces accessory to designated uses shall be provided as follows:

| REQUIRED OFF STREET PARKING | |
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| sf = square foot / GFA = gross floor area | |
| USE | PARKING REQUIREMENT |
| Ancillary Dwelling Unit | 1 per dwelling unit |
| Adult Use | 1 per 250sf GFA |
| Agricultural Employee Housing | 1 per dwelling unit |
| Agricultural Implement Sales and Service/ Ag Related Bus. | 1 per 500sf GFA including outdoor sales and display |
| Airport, Commercial / Reliever | 1 per 1,000sf GFA of terminal building |
| Alcoholic Beverages Package Sales | 1 per 250sf GFA |
| Alcoholic Beverages Consumption On Premises | 1 per 50sf GFA |
| Amusement Facility, Indoor | 1 per 3 persons based on maximum capacity |
| Amusement Facility, Outdoor | 1 per 3 persons based on maximum capacity |
| Amusement Park | 1 per 3 persons based on maximum capacity |
| Animal Care Shelter | 1.5 per exam room + 1 per 100sf of waiting area |

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| Arena | 1 per 3 persons based on maximum capacity |
| Asphalt/Concrete Batch Facility | 1 per 500sf GFA – indoor space only |
| Athletic Club | 1 per 250sf GFA |
| Auction House | 1 per 500sf GFA |
| Auto Dealership | 1 per 500sf GFA including outdoor sales and display |
| Auto Rental | 1 per 500sf GFA excluding outdoor and indoor vehicle storage areas |
| Auto Repair, Major / Minor | 5 per service bay |
| Bed and Breakfast | 2 + 1 per guestroom |
| Boarding House | 2 + 2 per 3 beds |
| Campground | 2 per campsite |
| Cannabis Dispensing Organizations | 1 per 200 sq. ft. |
| Other Cannabis Business Establishments | 1 per 5,000 sq. ft. for grow and process floor area + 1 per 300 sq. ft. for office space |
| Cemetery | 1 per 4 seats in chapel + 1 per 500sf of office space |
| Club / Lodge | 1 per 3 persons based on maximum occupancy |
| Community Center | 1 per 500sf GFA |
| Country Club | Cumulative – determined by sum of requirements for individual uses (golf course, driving range, restaurant, etc.) |
| Crematorium | 1 per 250sf of office space |
| Day Care Center | 1 per 500sf |
| Dwelling, Above the Ground Floor | 2 per dwelling unit |
| Dwelling, Multifamily | 2 per dwelling unit + 1 space per 3 dwelling units |
| Dwelling, Single Family | 2 per dwelling unit |
| Dwelling, Two Family | 2 per dwelling unit |
| Educational Facility: College/University | 5 per classroom + 1 per 5 students based on maximum enrollment |
| Educational Facility: Elementary | 4 per classroom |
| Educational Facility: High School | 4 per classroom + 1 per 5 students based on maximum enrollment |
| Educational Facility: Technical | 5 per classroom + 2 per 5 students based on maximum enrollment |
| Feed, Tack, Grain, and Seed Sales | 1 per 500sf GFA including outdoor sales and display |
| Financial Institution | 1 per 200sf GFA + 5 stacking spaces per drive through lane |
| Freight Terminal | 1 per 500sf of indoor space + 1 per 10,000sf of terminal space |
| Funeral Home | 1 per 4 seats in chapel + 1 per 500sf of office space |
| Garden Center | 1 per 250sf GFA including outdoor sales and display |
| Gas Station | 1 per pump + 1 per 500sf of accessory retail area |
| Golf Course / Driving Range – Commercial | 2 per tee (driving range) + 3 per hole (golf course) |
| Government Facility | 1 per 250sf GFA |
| Greenhouse | 1 per 250sf GFA including outdoor sales and display |
| Group Home | 1 + 1 per 4 beds |
| Heavy Retail Sales and Service | 1 per 500sf GFA including outdoor sales and display |
| Heliport | 1 per 1,000sf GFA of terminal building |

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| Hospital | 3 per bed |
| Hotel/Motel | 1 per room + 2 per 3 employees |
| Industrial, Heavy | 1 per 500sf GFA – indoor space only |
| Industrial, Light | 1 per 500sf GFA – indoor space only |
| Landscape Business | 1 per 250sf of office space |
| Landscape Waste Composting Facility | 1 per 500sf GFA – indoor space only |
| Marina | 1 per 2 slips |
| Meat Packing Plant | 1 per 500sf GFA – indoor space only |
| Medical/Dental Clinic | 3 per exam room |
| Mini Warehouse | 1 per 25 storage units |
| Mobile Home Park | 1 per home site |
| Nursery Commercial | 1 per 500sf GFA – indoor space only |
| Office | 3 per 1,000sf GFA |
| Outdoor Shooting Range | 3 per stall |
| Passenger Terminal | 1 per 500sf of terminal space |
| Pawn Shop | 1 per 250sf GFA |
| Personal Service Establishment | 1 per 200sf of public use area |
| Place of Worship | 1 per 3 seats |
| Public Safety Facility | 1 per 250sf GFA – excluding vehicle storage areas |
| Public Safety Training Facility | 1 per 250sf of office space |
| Reception Facility | 1 per 10 persons based on maximum capacity |
| Recreational Vehicle Sales | 1 per 250sf GFA excluding outdoor display areas |
| Recycling Collection Center | 1 per 500sf GFA – indoor space only + 10 spaces if customer drop off included |
| Recycling Processing Facility | 1 per 500sf GFA – indoor space only + 10 spaces if customer drop off included |
| Residential Care Facility | 1 per 2 employees on maximum shift plus the following based on facilities: Independent Living: 1 per dwelling unit Assisted Living: .5 per dwelling unit Nursing Care: .25 per bed |
| Resort | Cumulative – determined by sum of requirements for individual uses (hotel, golf course, driving range, restaurant, etc.) |
| Restaurant | 1 per 50sf GFA |
| Retail Goods Establishment | 1 per 200sf of GFA |
| Salvage Yard | 1 per 500sf GFA – indoor space only |
| Slaughterhouse | 1 per 500sf GFA – indoor space only |
| Storage Yard | 1 per 250sf GFA – indoor space only |
| Veterinary Clinic (Small or Large Animal) | 3 per exam room |
| Warehouse | 1 per 20,000sf of warehouse space + 1 per 250sf of office space |
| Wholesale Establishment | 1 per 20,000sf of warehouse space + 1 per 250sf of office space |
| Winery/Brewery/Distillery, Accessory or Standalone | 1 per 60sf of tasting room/restaurant and retail area |
| Wrecking Yard | 1 per 500sf GFA – indoor space only |
| Zoo | 1 per 2,000sf GFA |

(Prior Code, 7 TCC 1-19(c))

§ 157.318 OFF-STREET LOADING.

Off-street loading spaces accessory to designated uses shall be provided as follows.

- (A) *Location.*
 - (1) All required loading spaces shall be located on the same lot as the use served. All motor vehicle loading spaces which abut a residential district or an 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 nor more than ten feet in height.
 - (2) No permitted or required loading space shall be located within 40 feet of the nearest point of intersection of any two streets.
 - (3) No loading space shall be located in a required front or side yard adjoining a street, and any loading space located in a required rear yard shall be open to the sky.
- (B) *Area.* Unless otherwise specified, a required off-street loading space shall be at least 12 feet in width by at least 35 feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least 14 feet.
- (C) *Access.* Each required off-street loading space shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.
- (D) *Surfacing.* All open off-street loading spaces shall be improved with a compacted base and a permanent wearing surface as approved by the County Engineer.
- (E) *Repair and service.* No motor vehicle regular work or service of any kind shall be permitted in conjunction with loading facilities.
- (F) *Utilization.* 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.
- (G) *Off-street loading space requirements.*
 - (1) The minimum number of off-street loading spaces accessory to non-residential uses in agriculture, residence, and commercial districts shall be one loading space for buildings containing 10,000 square feet of gross floor area, plus one additional loading space for each additional 100,000 square feet of gross floor area or major fraction thereof.
 - (2) (a) The minimum number of off-street loading spaces accessory to uses in industrial districts shall be in accordance with the following schedule.

| <i>Floor Area of Establishments</i> | <i>Required Number</i> | <i>Required Size</i> | <i>Minimum Clearance</i> |
|-------------------------------------|------------------------|------------------------|--------------------------|
| 5,000 to 10,000 | 1 | 10 feet x 35 feet | 12 feet |
| 10,000 to 25,000 | 2 | 10 feet x 35 feet each | 12 feet |
| 25,000 to 40,000 | 2 | 12 feet x 50 feet each | 14 feet |
| 40,000 to 100,000 | 3 | 12 feet x 50 feet each | 14 feet |

- (b) For each additional 100,000 square feet of gross floor area, or major fraction thereof, over 100,000 square feet of gross floor area, one additional loading space, such additional loading space shall be at least 12 feet in width by 50 feet in length.

(Prior Code, 7 TCC 1-19(d))