

ARTICLE 7
OFF-STREET PARKING AND LOADING

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7.1 PURPOSE -- The purpose of these regulations is to alleviate or prevent the congestion of public streets, and so promote the safety and welfare of the public by establishing minimum requirements for the off-street parking and loading and unloading of motor vehicles in accordance with the use to which property is put.

7.2 GENERAL PROVISIONS:

- A. Scope of Regulations -- Off-street parking and loading provisions of this Article shall apply as follows:
 - (1) For all buildings and structures erected and all uses of land established after the effective date of this Zoning Code, accessory parking and loading facilities shall be provided as required by the regulations of the district in which such buildings or uses are located.
 - (2) When the intensity of use of any building, structure or premises is increased through gross floor area, seating capacity or other unit of measurement specified herein for required parking or loading facilities, parking and loading facilities as required shall be provided for such increase in intensity of use.
 - (3) Whenever the existing use of a building or structure is changed to a new use, parking or loading facilities shall be provided as required for such new use.
- B. Damage or Destruction -- For any conforming or legally nonconforming building or use which is in existence on the effective date hereof, which 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 equivalent to any maintained at the time of such damage or destruction shall be restored or continued in operation. In no case shall it be necessary to restore or maintain parking or loading facilities in excess of those required by this Article for equivalent new uses or construction.
- C. Submission of Site Plan -- Any application for a building permit, or for a certificate of occupancy where no building permit is required, shall include a site plan, drawn to scale and fully dimensioned, showing parking or loading facilities to be provided in compliance with this Article.

- D. Time of Completion -- Off-street parking and loading facilities, as required by this Article, shall be constructed at the time of erection, establishment, alteration, or enlargement of the building, structure or use of land for which they are required to serve and be available for use no later than the time the premises are utilized for their intended use.

7.3 REGULATIONS AND REQUIREMENTS:

- A. Location of Parking Facilities -- Unless otherwise approved as part of a special use permit, all required off-street parking and loading facilities, which serve a building, structure or land uses, which are erected, established, altered, enlarged, or intensified after the effective date of this Zoning Code, and all such parking facilities which are established or increased voluntarily pursuant to this Zoning Code, shall be located on the same lot as the building, structure, or use of land to be served.

- B. Joint Parking Facilities:

- (1) In any zoning district where compatible, collective off-street parking facilities are available to serve different buildings, structures or uses, joint parking may be permitted by the Village as a special use pursuant to Article 9.
- (2) The total number of spaces provided may be less than the sum of the separate parking requirements specified in Section 7.5, Schedule of Off-Street Parking Requirements, for each building or use, provided that:
 - (a) The parking to be provided for individual land uses shall reflect the actual peak demand for parking as determined by the Village Engineer.
 - (b) The land uses and the shared parking facility shall be located close enough to one another, so that individuals would be willing to walk to each use from most points in the parking facility.
 - (c) Parking spaces to be shared shall not be reserved for certain individuals or groups on a 24-hour basis.
 - (d) Any subsequent change in land uses within the shared parking area shall require a new occupancy permit, and proof that sufficient parking shall be made available.

- C. Yard Requirements:

- (1) Single-Family Residential: For purposes of this Zoning Code, required parking for single-family attached dwellings shall include one space in a garage and one space on the driveway; required parking for single-family

detached dwellings shall include two spaces in the garage and two spaces in the driveway.

- (2) All Other Districts -- Perimeter yards for off-street parking and off-street loading facilities shall be pursuant to Section 5.9, General Provisions for All Non-Residential Uses. There shall be no parking or parallel driveways in minimum yards.

D. Access:

- (1) 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. 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.
- (2) All areas providing for off-street parking facilities shall open directly upon an aisle or driveway not less than 9 feet wide for single-family, and 12 feet wide for all other dwelling units, or provide such additional width and design set forth in Section 7.5, Schedule of Off-Street Parking Requirements.

E. Floor Area -- For the purpose of determining off-street parking and off-street loading requirements, floor area shall be calculated as the sum of the gross horizontal area of the several floors of the building or buildings, excluding:

- (1) Areas used for off-street parking and loading facilities.
- (2) The horizontal areas of the basement that are devoted exclusively to uses accessory to the operation of the entire building.
- (3) The horizontal areas of boiler and mechanical rooms used for heating ventilating and air conditioning equipment.

F. Computation:

- (1) When determination of the number of off-street parking spaces required by this Article results in a requirement of a fractional space, any fraction of one-half ($\frac{1}{2}$) or less may be disregarded while a fraction in excess of one-half ($\frac{1}{2}$) shall be counted as one parking space.
- (2) If a particular use is not listed in Section 7.5, Schedule of Off-Street Parking Requirements, the Zoning Official shall determine the requirements of said use by assigning the same requirements as another use which is deemed to be similar in nature to, and compatible with, said unlisted use.

G. Size:

- (1) The minimum off-street parking space shall be 9 feet in width and 20 feet in length. For parallel parking, the length of the parking space shall be in-

creased to a minimum of 24 feet. Notwithstanding the foregoing, such length requirement of 20 feet shall be reduced by 2 feet for parking spaces in which the front of the space abuts a sidewalk (6.00 feet or greater in width) or a landscaped area.

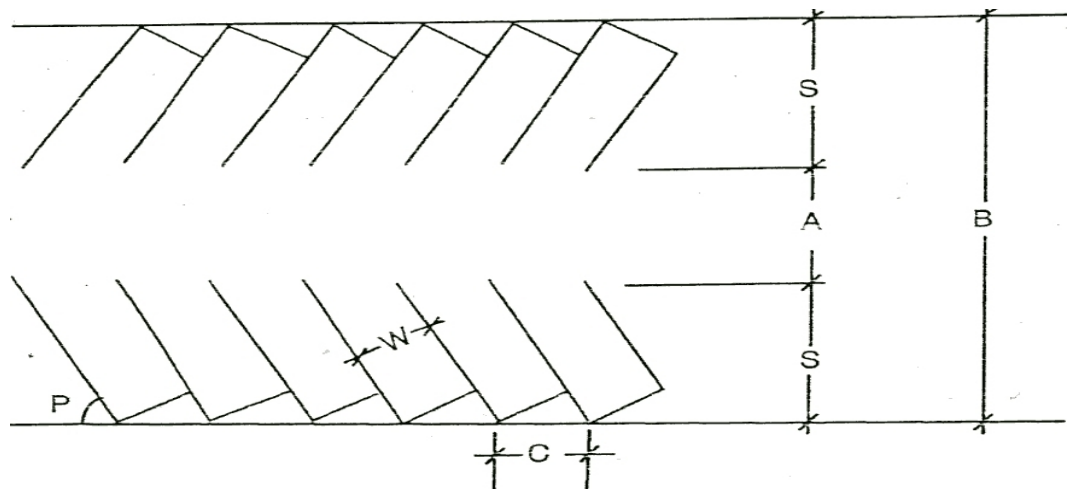
- (2) The number and dimension of parking spaces to be set aside for the handicapped shall be provided in accordance with the current Illinois Accessibility Code published by the Illinois Capitol Development Board.

H. Design:

- (1) Surface: The surface of a parking lot shall be paved with concrete or asphalt and striped to clearly define spaces and drive aisles. Proposed striping shall be subject to approval by the Village Engineer.
- (2) Curbing -- All off-street parking facilities consisting of twelve (12) or more spaces, shall be improved with curbing, as approved by the Village Engineer.
- (3) Lighting -- Required submittals and standards for parking lot lighting are found in Section 5.9, General Provisions for All Non-Residential Uses:
 - (a) Parking lot lighting shall be required for lots with more than twelve (12) spaces which are used at night.
 - (b) Lighting shall be extinguished one-half hour after the close of business, except as may otherwise be permitted or required by the Village Board.
- (4) Screening and Landscaping:
 - (a) Screening of required off-street parking and off-street loading spaces shall be provided pursuant to Section 5.9, General Provisions for All Non-Residential Uses.
 - (b) Unless otherwise approved by the Village Board, an area equal to not less than one (1) 9' x 18' space for every twenty-five (25) parking spaces, shall be set aside for a landscaped island, or a landscaped area between the parking lot and the building it serves, to create visual relief and soften the expanse of pavement:
 - (i) All interior landscaped islands shall be curbed to prevent the destruction of such areas by vehicles.
 - (ii) An area between two (2) and five (5) feet above ground shall be kept clear of plant growth, except for tree trunks, in order to assure that pedestrians and automobiles will be visible to a motorist at all times.

- (iii) Interior landscaping shall include, at a minimum, one deciduous street tree for each twenty-five (25) parking spaces. Trees shall be not less than three (3) inches in caliper, as measured twelve (12) inches above grade, when installed.
 - (iv) All landscaping shall be permanently maintained in good condition with at least the same quality of landscaping as initially installed.
- (5) Access Control and Signage:
- (a) There shall be no more than one (1) entrance and one (1) exit or one (1) combined entrance and exit along any street unless additional entrance/exit is approved by the Village Board.
 - (i) One-way driveways shall be clearly marked with appropriate entrance and exit signs.
 - (ii) If, in the opinion of the Village Engineer, traffic in the vicinity of the site warrants the restriction of turning movements or access to and from a parking facility, signs or driveway modifications necessary to accomplish said restrictions shall be provided.
 - (b) Accessory, or directional signs may be double-sided, but shall be limited to four (4) square feet of sign area per sign face. Signs shall not be greater than four (4) feet in height. The Village Board after a public hearing before the Commission may, however, approve exceptions to these requirements if additional height and area is necessary to include essential informational copy.
- (6) Repair and Service:
- (a) No motor vehicle work or service of any kind shall be permitted within any off-street parking facility that is four (4) or more spaces in size.
 - (b) No gasoline or motor oil shall be sold in any accessory off-street parking facility.

7.4 OFF-STREET PARKING CHART



| Parking Aisle | Curb Length | Stall Depth | Stall Width | Aisle Width | Bay Width |
|---------------|-------------|-------------|-------------|-------------|-----------|
| P | C | S | W | A | B |
| 90° | 9.0' | 18.0' | 9.0' | 24.0' | 60.0' |
| 60° | 10.4' | 20.0' | 9.0' | 16.0' | 56.0' |
| 45° | 12.7' | 19.1' | 9.0' | 12.0' | 50.2' |
| 0° | 24.0' | 24.0' | 9.0' | 12.0' | |

NOTES: These standards are for a 9' x 18' parking space.
¹Parallel parking. Assumes one-way traffic flow

7.5 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS -- Accessory off-street parking spaces shall be provided as required for the following uses:

| Residential: | |
|---|--|
| Congregate care housing: | 1 space per each 2 bedrooms |
| Group housing: | 1 space per dwelling unit |
| Senior citizen housing: | 1.5 spaces per dwelling unit |
| Single-family residential: | 2 spaces per dwelling unit |
| Townhomes, two-family dwellings and multiplexes | 2 spaces per dwelling unit |
| Two- and three-story apartments | 2 spaces per dwelling unit |
| Retail and Service Use: | |
| Automobile sales | 2.5 spaces per each 1,000 square feet of floor area, plus 1 space per each 2,000 square feet of outdoor sales area |
| Banks and financial institutions | 5 spaces per 1000 square feet of floor area, plus 5 stacking spaces for each drive-up window provided |
| Bed and breakfast | 1 space per sleeping room, plus 2 spaces for the permanent residents |
| Boat dealers | 5 spaces per 1000 square feet of floor area, plus 1 space per 3000 square feet of outdoor sales area |
| Convenience food store | 6 spaces per 1000 square feet of floor area |
| Delicatessens | 6 spaces per 1000 square feet of floor area |
| Farm and garden supply | 5 spaces per 1000 square feet of floor area, 1 space per each 1,000 square feet of outdoor sales area, plus 1 space per each two employees |
| Funeral parlors | 15 spaces for each area where a funeral or wake may take place, 1 space per employee, plus 1 space per vehicle owned, leased or rented |
| Furniture store | 4 spaces per 1000 square feet of floor area |
| Grocery store | 6 spaces per 1000 square feet of floor area |
| Hair styling salons | 2 spaces per chair, plus 1 space per employee |
| Hotels/motels | 1 space per room, 1 space per employee, plus additional spaces for accessory uses as required by this Zoning Code |
| Kennel | 1 space per 400 square feet of floor area, but no fewer than four spaces |
| Laundromat | 1 space per two washing machines |
| Lumber yards | 3 spaces per 1000 square feet of floor area, plus 1 space per 3000 square feet of outdoor sales area |
| Mobile home dealers | 5 spaces per 1,000 square feet of floor area, plus 1 space per each 2,000 square feet of outdoor sales area |
| Nursery retail sales | 5 spaces per 1000 square feet of floor area, plus 1 space per 3000 square feet of outdoor sales area |
| Photography studio | 4 spaces per 1000 square feet of floor area |
| Plumbing and Heating supply | 4 spaces per 1000 square feet of floor area |
| Printing and publishing | 3 spaces per 1000 square feet of floor area |
| Private clubs and lodges | 5 spaces per 1000 square feet of floor area |

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| Produce stand | 5 spaces for each stand |
| Repair shop | 4 spaces per 1000 square feet of floor area |
| Restaurants, fast food | 13 spaces per 1000 square feet of floor area, plus seven stacking spaces for each drive-up window through which food and/or drink is dispensed |
| Restaurant, sit-down, family | 10 spaces per 1000 square feet of floor area |
| Restaurants, with live entertainment and dancing | 13 spaces per 1000 square feet of floor area |
| Retail stores | 5 spaces per 1000 square feet of floor area |
| Store repair shops | 4 spaces per 1000 square feet of floor area |
| Snowmobile sales and service | 5 spaces per 1000 square feet of floor area, plus 1 space per 3000 square feet of outdoor sales area |
| Veterinary clinics and animal hospitals | 4 spaces per 1000 square feet of floor area |
| Offices: | |
| Offices (business, professional and governmental) | 3 spaces per 1000 square feet of floor area for buildings with 5,000 square feet or more of floor area 5 spaces per 1000 square feet of floor area, for building with less than 5,000 square feet of floor area, and development occurs on an individual zoning lot |
| Automotive/Service: | |
| Car Wash (manual) | 1 space per employee, plus 4 spaces per washing bay (includes bay), 1 of which shall be located directly in front of each bay |
| Car Wash (automatic) | 1 space per each employee, plus stacking spaces equal to 5 times the capacity of the washing bays |
| Oil change shop | 3 spaces per service bay, excluding service bay |
| Repair | 4 spaces per repair stall (including repair stall, 5 spaces per 5,000 square feet of floor area devoted to office and/or retail sales, plus 1 space per each vehicle owned, leased or rented |
| Service station (full service) | 1 space per each gasoline service bay (not including the bay), 2 spaces per repair service bay (not including the bay), 1 space per employee, plus 1 space per vehicle owned or leased |
| Service station (self-service) | 1 space per each gasoline service bay (not including bay), 1 space per employee, plus 5 spaces per 1000 square feet of floor area devoted to retail sales |
| Religious/Institutional: | |
| Cemetery | 1 space per full-time employee |
| Child care centers | 1 space per each employee, plus 1 space per each 15 children |
| College or University | 1 space per each employee, plus 1 space per each 4 students |
| Church or Synagogue | 1 space per each 4 seats, or 1 space per each 90 lineal inches seating capacity in main chapel or auditorium, based on design capacity |
| Convalescent center | 1 space per each 4 beds, plus 1 space per employee |
| Elementary school | 1 space per each faculty member and other fulltime employee; plus 1 space per each 2 classrooms for visitors; |
| High school | 1 space per each fulltime employee, plus one space per each 7 students, based on design capacity |
| Hospitals or clinics | 1 space per each 2 beds, 1 space per each 2 employees, plus 1 space per each 2 doctors on the staff |
| Library | 1 space per 300 square feet of floor area |
| Police or Fire station | 1.5 spaces per each employee |
| Post office | 4 spaces per 1000 square feet of floor area, plus 1 space per each 3 employees |
| Religious retreats | 1 space per 5 residents plus 1 space per non-resident employee, plus visitor parking as recommended by the Village Board |
| Trade School | 1 space per each 5 students, plus 1 space per each two employees |
| Recreational/Civic: | |
| Art Gallery | 4 spaces per 1000 square feet of floor area |

| | |
|-----------------------------------|--|
| Auditorium/Assembly Hall | 1 space for each four seats or 1 space per each 50 square feet of floor area, where there is no fixed seating |
| Ball Fields | 1 space per 4,000 square feet of playing field |
| Billiard/Pool Halls | 5 spaces per 1000 square feet of floor area |
| Bowling Alley | 5 spaces per lane |
| Community center | 4 spaces per 1000 square feet of floor area, plus 1 space per employee |
| Game Rooms | 5 spaces per 1000 square feet of floor area |
| Golf Course | 65 spaces per 18 holes; 45 spaces per 9 holes; 1 space per each employee; plus additional spaces for accessory uses as required by this Zoning Code |
| Golf Driving Range | 2 parking spaces per tee, plus one parking space per employee, plus additional parking for accessory uses as required by this Zoning Code |
| Government building | 5 spaces per 1000 square feet of floor area used by the public |
| Gymnasium/Health Club | 3 spaces per each 1000 square feet of floor area |
| Indoor racquet courts | 3 spaces per court, plus one space per 200 square feet of floor area |
| Miniature golf course | 2 spaces per hole, plus 5 spaces per 1000 square feet of floor area |
| Museum | 4 spaces per 1000 square feet of floor area |
| Recreational buildings | Spaces equal to 30 percent of capacity, but not less than 5 spaces per 1000 square feet of floor area, plus 1 space for each 2 employees |
| Riding academies and stables | 2 spaces per each horse stall |
| Swimming pool | 10 spaces per 1000 square feet of pool surface area (not including wading pools or whirlpool baths) plus 5 spaces per 1000 square feet of floor area devoted to accessory uses |
| Tennis Courts | 2 spaces per court, 1 space per employee, plus additional parking for accessory uses as required by this Zoning Code |
| Skating Rinks | 5 spaces per each 1000 square feet of floor area |
| Theaters (indoor) | 1 space per each 4 seats |
| Industrial: | |
| Light Industrial | 1 space per each 1000 square feet of floor area |
| Research and development facility | 3 spaces per 1000 square feet of floor area up to 50,000 square feet |
| Self-storage facility | 4 spaces per 1000 square feet of floor area devoted to office space, 1 space per employee, 2 spaces per each resident manager, plus 1 space per each 50 storage units |
| Warehouse | 1 space per each 2000 square feet of floor area |

7.6 OFF-STREET LOADING -- Every building which requires the receipt or distribution of materials or merchandise by trucks or similar vehicles, shall be required to have off-street loading zones in accordance with requirements of this Zoning Code

A. Location of Off-Street Loading Facilities -- All required off-street loading facilities which serve a building, structure, or use of land erected, established, altered, enlarged or intensified after the effective date of this Zoning Code shall be located on the same lot as the building, structure or use of land to be served, unless established in accordance with the following provisions:

(1) Central Loading Facilities -- Central loading facilities, which serve more than one lot, may be established in accordance with the following requirements:

(a) Each lot to be served shall have direct access to the central loading facility without crossing streets or alleys.

- (b) The total number of off-street loading zones provided is not less than the sum of the separate requirements for each use as specified below, in the Schedule of Off-Street Loading Requirements, Section 7.7 of this Zoning Code.
 - (c) Each lot to be served shall be no more than three hundred (300) feet from the central loading facility.
 - (2) Control of Central Loading Facilities -- Whenever the required off-street loading is collectively provided in central loading areas, written covenants and easements running with the land assuring the retention, maintenance, and use of said central loading facility shall be executed by the parties concerned. Such covenants and easements shall be reviewed by the Village Clerk and Village Attorney, approved as to content and form by the Village Board, and filed in the Office of the Recorder of Deeds of McHenry County, Illinois.
- B. Yard Requirements -- Required loading areas shall not be located in a required minimum yard.
- C. Floor Area -- For the purpose of determining off-street loading requirements, floor area shall be calculated as described in Section 7.3 E
- D. Computation:
 - (1) The total number of off-street loading spaces required for any building, structure or use shall be based upon standards set forth in Section 7.7, Schedule of Off-Street Loading Requirements.
 - (2) If, in determining the number of off-street loading zones required, the computation results in a requirement of a fractional zone, any fraction of less than one-half ($\frac{1}{2}$) may be disregarded, while a fraction of one-half ($\frac{1}{2}$) or more shall be counted as one (1) loading area.
 - (3) If a particular use is not listed in Section 7.7, Schedule of Off-Street Loading Requirements, the Zoning Official shall determine the loading requirements of the use by assigning the same loading facility requirements as another use which is deemed to be similar in nature to, and compatible with, said unlisted use.
- E. Design:
 - (1) Surfacing:

Loading areas shall be paved with concrete or asphalt and striped to clearly define these areas, and discourage automobile parking. Proposed striping shall be subject to approval by the Village Engineer.

- (2) Curbing -- All loading areas shall be improved with concrete curbing, as approved by the Village Engineer.
- (3) Screening:
 - (a) Landscape screening shall be provided for all unenclosed loading areas that are adjacent to a residential or institutional use, or are visible from a public right-of-way according to standards set forth in Section 5.9, General Provisions for All Non-Residential Uses.
 - (b) Landscaping shall be permanently maintained in good condition with at least the same quality of landscaping as initially installed.

F. Minimum Loading Facilities:

- (1) Buildings, structures, or parcels of land which require off-street loading facilities, but which have less area than the minimum prescribed for such required facilities, shall be provided with not less than one (1) 9' x 20' loading area to accommodate delivery and other service vehicles. This loading zone shall be exclusive of required parking spaces or drive aisles, and shall be signed and striped to discourage automobile parking.

7.7 SCHEDULE OF OFF-STREET LOADING REQUIREMENTS -- Off-Street loading berths shall be provided on the basis of gross floor area in accordance with the following:

| Use | Required Number and Gross Floor Area In Square Feet | Minimum Horizontal Dimensions of Berth |
|--|---|--|
| Multiple-family dwellings | 30,000 to 200,000 | 1 (12' x 60') |
| | For each additional 200,000 or fraction thereof | 1 additional (12' x 60') |
| Hospitals, sanitariums, nursing homes | 10,000 to 100,000 | 1 (12' x 60') |
| | For each additional 100,000 or fraction thereof | 1 additional (12' x 60') |
| Auditoriums, bowling alleys, and civic buildings | 10,000 to 100,000 | 1 (12' x 60') |
| | For each additional 100,000 or fraction thereof | 1 additional (12' x 60') |
| Hotels and motels | 10,000 to 100,000 | 1 (12' x 60') |
| | For each additional 100,000 or fraction thereof | 1 additional (12' x 60') |
| Hotels, clubs and lodges when containing any of the following: retail shops, convention halls, auditoriums, exhibition hall or business and professional offices | 10,000 to 20,000 | 1 (12' x 60') |
| | 20,000 to 150,000 | 2 (12' x 60') |
| | For each additional 150,000 or fraction thereof | 1 additional (12' x 60') |
| Theaters (indoor) | 8,000 to 25,000 | 1 (12' x 60') |
| | For each additional 50,000 or fraction thereof | 1 additional (12' x 60') |

| Use | Required Number and Gross Floor Area In Square Feet | Minimum Horizontal Dimensions of Berth |
|---|--|---|
| Retail/wholesale stores and service uses | 5,000 to 10,000 | 1 (12' x 60') |
| | 10,000 to 25,000 | 2 (12' x 60') |
| | 25,000 to 40,000 | 3 (12' x 60') |
| | 40,000 to 100,000 | 4 (12' x 60') |
| | For each additional 150,000 or fraction thereof | 1 additional (12' x 60') |
| Establishments dispensing food or beverages for consumption on the premises | 5,000 to 10,000 | 1 (12' x 60') |
| | 10,000 to 25,000 | 2 (12' x 60') |
| | 25,000 to 40,000 | 3 (12' x 60') |
| | 40,000 to 100,000 | 4 (12' x 60') |
| | For each additional 100,000 or fraction thereof | 1 additional (12' x 60') |
| Banks and offices --- business, professional and governmental | 10,000 to 100,000 | 1 (12' x 60') |
| | For each additional 100,000 or fraction thereof | 1 additional (12' x 60') |
| Industrial uses | 5,000 to 40,000 | 1 (12' x 60') |
| | 40,000 to 100,000 | 2 (12' x 60') |
| | For each additional 100,000 or fraction thereof | 1 (additional 12' x 60') |

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