Chapter 7 OFF STREET PARKING AND LOADING

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10-7-1 MINIMUM REQUIREMENTS

No building shall be erected, enlarged to the extent of increasing the floor area by 20 percent or more, or changed in use unless there is provided on the lot or tract of land used, space for the parking of automobiles or other vehicles in accordance with the minimum requirements indicated in Table 10-7A, Schedule of Required Off-Street Parking Spaces.

Table 10-7A Schedule of Required Off-Street Parking Spaces

Auditorium, theater, and other place of public assembly	1 parking space for each 5 seats.
Church or temple	1 parking space for each 5 seats in the main auditorium
Community center, library, museum, or similar public or semipublic building	1 parking space for each 300 square feet of floor area in the building
Daycare facility	3 parking spaces for each 2 employees
Funeral home	1 parking space for each 100 square feet of parlor area, plus 1 space for each vehicle maintained on the premises
Gasoline and service station	1 parking space for each 250 square feet of floor area devoted to retail sales. The area designated for cars using the pump islands may not be counted as parking spaces
Hotel and motel	3 parking spaces, plus 1 space for each sleeping room or suite
Manufacturing or industrial establishment	2 parking spaces for every 3 employees on the maximum shift or 1 space for each 1,000 square feet of floor area, whichever is greater, plus space to accommodate all trucks and other vehicles used in connection with the establishment
Medical/dental clinic or bank building	1 parking space for each 250 square feet of the gross area used for this purpose
Multi-family dwellings	2 spaces for each dwelling unit, provided that for any unit with more than 300 square feet of bedroom area, 1 additional parking space shall be provided for each additional 100 square feet, or part thereof, in excess of said 300 square feet of bedroom area
Nursing home/residential care facility/elderly housing	1 parking space for every 2 beds
Private club or lodge floor area	1 parking space for each 400 square feet of floor area
Restaurant, café, fast food	1 parking space for each 150 square feet
Retail	1 parking space for each 250 square feet of floor area
Schools – elementary	2 parking spaces per classroom
Schools – high schools, colleges, and universities	10 spaces per classroom
Single-family and two-family dwellings	2 spaces for each dwelling unit
Wholesale, warehouse, or similar establishment	1 space for each 2,000 square feet of floor area
All nonresidential buildings, except those specified above	1 space for each 300 feet of floor area

10-7-2 RULES FOR COMPUTING PARKING SPACES

In computing the number of required off street parking spaces, the following rules shall apply:

(A) Floor area shall mean the gross floor area of the specified use, excluding any floor or portion thereof used for parking, as herein defined.

(B) Where fractional spaces result, the parking spaces required shall be the nearest whole number.

(C) In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.

(D) Whenever a building or use constructed or established after 2005 is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, parking spaces shall be provided on the basis of the enlargement or change. Whenever a building or use existing prior to 2005, is reconstructed or is enlarged to the extent of 20 percent or more in floor area, said building or use in its entirety shall then and thereafter comply with the parking requirements set forth herein. Any enlargement or change in use of less than 20 percent of the gross floor area shall be provided with additional parking based on the enlargement or change.

10-7-3 LOCATION OF REQUIRED PARKING SPACES

All parking spaces required herein shall be located as follows:

(A) Parking in Front Yards: Parking in required front yards is permitted in accordance with the following regulations. All parking shall be upon an approved surface as defined in section 10-7-5 of this chapter.

1. In any residential district or agricultural district, parking in the front yard is required to be located directly in front of the garage door(s), when present, to minimize paving of the front yard. Provided that such area devoted to parking and access thereto shall not exceed 45 percent of total lot width.

   Parking spaces provided in this manner shall not be enclosed, covered, or otherwise obstructed. Any truck of over ¾ ton capacity shall not be parked in such spaces.

2. In the Town Center, General Commercial, or Industrial Districts, parking spaces may be situated in a required front yard provided that the parking lot meets the design standards for parking lots in this chapter and provided that for such properties located on Warren Street or Main Street, no parking space shall be permitted where the existing vehicle must be backed into or out of said public streets.

(B) Parking in Side or Rear Yards: Parking in required side or rear yards is permitted on an approved surface as defined in Section 10-7-5 of this Chapter.

(C) Recreational Vehicles, Watercraft, And Commercial Vehicles: In residential districts, the following shall regulate the parking of recreational vehicles, watercraft, and off the road vehicles:

1. No person shall park any truck in excess of 8,000 pounds, semitrailer or pole trailer on any lot in a residential zoning district.

2. Recreational vehicles and watercraft, either of which are greater than 20 feet in length, and off the road vehicles shall be stored in the following manner:

   (a) Inside a carport or garage, or

   (b) Outside behind the face of the principal building, or

   (c) Outside in the front yard at least five feet from the front lot line provided:

      i. Said parking is for loading and unloading operations completed within a 24-hour period; and

      ii. Space is not available in the side yard, or there is no reasonable access to either the side yard or rear yard. A lot shall be deemed to have reasonable access to the rear yard if terrain permits and access can be had without substantial damage to existing large trees or landscaping. A corner lot shall be deemed to have reasonable access to the rear yard.

3. The length of the watercraft for the purpose of this Subsection (C) shall not include any portion of any trailer used for transporting the watercraft that extends beyond the watercraft itself.

4. No more than two commercial vehicles shall be parked on the lot at any one time. Commercial vehicles stored outside must be parked on an approved driveway or parking space. Such commercial vehicles shall not exceed ¾ ton capacity and shall be used by an occupant of the dwelling for personal or business transportation. Commercial vehicles engaged in a lawful construction or service operation on the site are exempt from this requirement.

(D) Parking Facilities Off Site; Permitted Locations

1. Required off street parking facilities for residential uses must be provided on the same lot where the residential use is located, except as provided under special use provisions for R-3 and R-4 Districts.

2. Any off street parking facilities that are not provided on the same lot as the principal use, other than single-family or two-family residential uses in a residential zoning district, can be located by right in the same zoning district as the principal use except that off street parking facilities for nonresidential uses in residential zoning districts shall only be allowed by special use permit. These lots may be located immediately adjacent to the use or within 300 feet of the principal use.

3. If the principal use is or becomes a nonconforming use, expansion of the off street parking facilities which are not located on the site of the principal use is not permitted.

4. The distance specified herein and the distances specified in the district use regulations shall be measured from the nearest point of the parking facility to the nearest point of the lot occupied by the building or use that such facility is required to serve.

(E) Required Covenants for Off Site Parking

When off street parking facilities are provided on a lot other than the lot upon which the building or use requiring such facilities is located, the owner of the lot upon which the principal use is located and the owner of the lot upon which parking is provided, shall execute a written covenant containing at least the following terms:

1. In consideration of the issuance of a zoning permit for the principal use, the lot or portion of the lot on which the parking facility is located will be used and maintained solely for off street parking purposes for such principal use, describing the premises for which said parking is provided.

2. Such covenant shall be in effect so long as the structures comprising such principal use continue to exist without sufficient parking elsewhere or upon the lot with the principal use.

3. The parking lot or portion of the parking lot shall contain appropriate signage to indicate that certain parking spaces are reserved for the use herein described.

4. The owners shall notify the Village Board if the right to use such facilities lapses for any reason within 28 days of the cessation of the right to use.

5. The covenant shall not be released except with the written approval of the Village Board.

6. The instrument shall be in a form acceptable to the village attorney, and recorded with the Champaign County recorder.

(F) Dimensions for Parking Modules

Off street parking lots and parking spaces shall meet the standards of Table 10-7B and Table 10-7C regarding minimum stall depth, aisle, and space and module widths.

Table 10-7B Parking Space Size

Type	Width	Length
Standard	8 feet 9 inches	18 feet 6 inches
Parallel	8 feet 6 inches	22 feet
Accessible	16 feet	18 feet 6 inches

Table 10-7C Parking Module Dimension

Angle (in degrees)	Space Width	Stall Depth	Aisle Width	Module Width (Two Rows of Parking)
45	8 feet 9 inches	17 feet 6 inches	14 feet	49 feet
60	8 feet 9 inches	19 feet	16 feet	54 feet
75	8 feet 9 inches	19 feet 6 inches	18 feet 6 inches	57 feet 6 inches
90	8 feet 9 inches	18 feet 6 inches	23 feet	60 feet
Parallel	8 feet 9 inches	22 feet	13 feet	30 feet

Table 10-7C Notes:

1. Aisle widths noted are for one-way aisles except for 90 degree parking which must provide a two-way aisle.

2. Motor vehicle display lots are not required to park display vehicles in accordance with these standards. Such display lots are required to meet all other applicable standards for parking lots.

(G) Additional Provisions For Accessible Spaces: All off street parking lots shall provide accessible parking spaces in conformance with the state of Illinois Vehicle Code,the Americans with Disabilities Act and Illinois Environmental Barriers Act.

10-7-4 OFF-STREET LOADING BERTHS

(A) General Provisions

1. All loading berths shall have vertical clearance of at least 14 feet.

2. All loading berths shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.

3. No vehicle repair or service work shall be performed on any loading berth.

4. Location

(a) A loading berth shall be located a minimum of 10 feet from any front lot line.

(b) A loading berth shall be located a minimum of five feet from any side or rear lot line.

(B) Off-street loading berths for residential uses shall be provided as follows.

1. One loading berth shall be provided for one dwelling unit or lodging unit on the same lot or tract of land as the dwelling served. An off-street parking space may serve as an off-street loading berth. The parking space designated as the loading berth must be at least 12 feet wide by 40 feet deep, except as noted in Table 10-7D.

Table 10-7D Loading Berth Requirements for Residential Uses

Number of Dwelling Units and Lodging Units	Minimum Required Number and Size of Loading Berths
4 to 10	1 (12 x 40 square feet)
11 to 20	2 (10 x 40 square feet)
21 to 30	2 (10 x 70 square feet)
31 to 40[1]	3 (10 x 70 square feet)

Table 10-7D Note:

1. For each additional 10 dwelling units or lodging units and/or portion thereof, one loading berth with the minimum dimensions of 10 feet x 70 feet shall be provided.

(C) Off-street loading berths for commercial establishments shall be provided as follows.

1. All loading berths shall be located on the same lot or tract of land as the establishment served except when serving adjacent establishments when the loading berth requirement is sufficient to serve both establishments.

2. Screening Requirements for Loading Berths

(a) A loading berth must screened from public view by a landscape berm, an opaque fence or wall, or screen planting with a minimum height of six feet as measured from the highest adjacent grade if the loading berth is located
   i. within any yard abutting a residential district or Town Center district; or
   ii. less than 100 feet from the building restriction line of any lot in a residential district or any lot containing a dwelling conforming as to use.

(b) If a loading berth is located adjacent to an elevated loading dock, the loading berth must be screened from public view by a landscaped berm, an opaque fence or wall or a screen planting with a minimum height of eight feet, as measured from the highest adjacent grade.

3. No loading berth shall be located within 50 feet of the nearest point of intersection of two streets.

4. All loading berths shall be improved with a compacted base at least six inches thick and shall be surfaced with at least two inches of some all-weather dustless material.

5. The number and size of loading berths that shall be provided for each commercial establishment is indicated in Table 10-7E.

Table 10-7E Loading Berth Requirements for Commercial and Industrial Uses

Floor Area of Establishment (in thousands of square feet)	Minimum Required Number and Size of Loading Berths
1 – 9.9	1 (12 x 40 square feet)
10 – 24.9	2 (10 x 40 square feet)
25 – 39.9	2 (10 x 70 square feet)
40 – 99.9	3 (10 x 70 square feet)
100 – 249.9[1]	4 (10 x 70 square feet)

Table 10-7E Note

1. For each additional 200,000 square feet of floor area, or portion thereof, one additional loading berth with the minimum dimensions of 10 feet x 70 feet shall be provided.

(D) Off-street loading berths for industrial uses shall be provided as follows.

1. All loading berths must be located on the same lot or tract of land as the industrial use served.

2. A loading berth must be screened from public view by a landscape berm, an opaque fence or wall, or screen planting with a minimum height of eight feet as measured from the highest adjacent grade if the loading berth is located:
   i. within any yard abutting a residential district; or
   ii. less than 100 feet from the building restriction line of any lot in a residential district or any lot containing a dwelling conforming as to use.

3. No loading berth shall be located less than 50 feet from the nearest point of intersection of two streets.

4. All loading berths shall be improved with a compacted base at least seven inches thick and shall be surfaced with at least two inches of some all-weather dustless material.

5. The number and size of loading berths that shall be provided for each industrial use is indicated in Table 10-7E.

10-7-5 MINIMUM IMPROVEMENT AND MAINTENANCE STANDARDS

(A) All Zoning Districts

All open parking areas provided in compliance with this chapter shall be surfaced with a durable, dustproof surface consisting of concrete, bituminous concrete, or compacted gravel or crushed stone properly sealed and surface treated as approved by designated engineering personnel of the village. The parking areas shall be maintained in a usable, dustproof condition and graded and drained to dispose of all surface water. Whenever lighting is provided, it shall be so hooded or shielded as to reflect the light downward and away from abutting or neighboring property, including public rights of way.

(B) Multiple Dwelling, Nonresidential, Commercial and Industrial Uses

The location of each parking space and the direction of movement along the access driveways shall be indicated by painting upon the surface of the lot. A structurally sound abutment shall be installed and so placed around each side of the parking lot to ensure that no part of an automobile either extends over or is capable of accidentally rolling across the property line of the parking lot.