

11.01 SCOPE OF REGULATIONS

- A. Applicability.** The off-street parking and loading provisions herein shall apply as follows:
1. For all buildings and structures erected and all uses of land established after May 20, 2008 (date of Ordinance approval), 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 shall be increased through addition of dwelling units, gross floor area, seating capacity (18 inches per bench seat), or other units of measurement specified herein, the new parking regulations or loading facilities for such increase in intensity shall apply.
 3. 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 May 20, 2008 (date of Ordinance approval), additional parking or loading facilities are mandatory only in the amount by which the requirements for the new use would exceed those for the existing use if the latter were subject to the parking and loading provisions herein.
- B. Existing Parking and Loading Facilities.** Accessory off-street parking or loading facilities which are located on the same lot as the building or use served, and which were in existence on the effective date of this amended ordinance or were provided voluntarily after such effective date shall not hereafter be reduced below, or if already less than, shall not further be reduced below, the requirements of this amended ordinance for a similar new building or use.
- C. Permissive Parking and Loading Facilities.** Nothing in this ordinance shall be deemed to prevent the voluntary establishment of off-street parking or loading facilities to serve any existing use of land or buildings provided that all regulations herein governing the location, design, improvement and operation of such facilities are adhered to.
- D. Damage and Destruction.** For any conforming or legally non-conforming building or use which is in existence on the effective date of this ordinance, which subsequent 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 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 ordinance for equivalent new uses or construction.
- E. Control of Off-Site Parking Facilities.** When required parking facilities are provided on land other than the zoning lot on which the building or use served by such facilities is located, they shall be and remain in the same possession or ownership as the zoning lot occupied by the building or use to which the parking

facilities are accessory. No such off-site parking facilities shall be authorized and no occupancy permit shall be issued where the plans call for parking other than on the same zoning lot until and unless the Zoning Board of Appeals has reviewed the plans and has heard the applicant and has made findings that the common ownership or possession of the zoning lot and that the site of the parking facilities are reasonably certain to continue and that the off-site parking facilities will be maintained at all times during the life of the proposed use or building.

- F. **Submission of Plot Plan.** Any application for a building permit, or for a certificate of occupancy where no building permit is required, shall include therewith a plot plan - drawn to scale and fully dimensioned - showing any parking or loading facilities to be provided in compliance with this ordinance. Such plot plan shall indicate ingress and egress to the area and traffic patterns in adjacent streets and alleys.

11.02 ADDITIONAL REGULATIONS - PARKING

- A. **Use of Residential Parking Facilities.** Unless otherwise specified elsewhere in this ordinance, off-street parking facilities accessory to residential uses and developed in any residential district in accordance with the requirements of this section shall be used solely for the parking of passenger automobiles owned and operated by the permanent occupants, guests or visitors of the dwellings to which they are accessory. Further the parking of not more than one (1) truck of not more than one and one-half (1 1/2) ton capacity used by occupants of the dwelling structures to which such facilities are accessory shall be permitted. Under no circumstances shall parking facilities accessory to residential structures be used for the storage of commercial vehicles, or for the parking of automobiles belonging to the employees, owners, tenants, visitors, or customers of business or manufacturing establishments. For the purposes of this section, commercial vehicles shall be defined as including trucks in excess of 1 and ½ ton capacity, and construction vehicles and equipment. Temporary parking of these types of vehicles shall be allowed provided the vehicles are engaged in the delivery of goods and services or the construction of improvements on the premises as may be necessary from time to time. In addition, the outdoor storage or parking of race cars or similar vehicles shall be prohibited in all residential zoning districts. (Amended 7/18/2006)
- B. **Joint Parking Facilities.** Off-street parking facilities for different buildings, structures or uses, or for mixed uses, may be provided collectively in any zoning district in which separate parking facilities for each constituent use would be permitted, provided that the total number of spaces so located together shall not be less than the sum of the separate requirements for each use.
- C. **Shared Parking Facilities.** Shared parking may be permitted upon written documentation submitted to the Plan Commission and County Board demonstrating evidence that parking spaces will be shared at specific times of the day (where one activity uses the spaces during daytime hours and another activity uses the spaces during evening hours.) The Shared Parking report published by the Urban Land Institute may be used as a guideline in the estimation of parking demand for mixed-use buildings and sites.

D. Mixed Uses. When two or more uses are located on the same zoning lot or within the same building, parking spaces equal in number to the sums of the separate requirements for each such use shall be provided. No parking space or portion thereof shall serve as a required space for more than one use unless otherwise authorized by the Regional Plan Commission and approved by the County Board.

E. Computation. When the required number of off-street parking spaces results in 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.

F. Design and Maintenance.

1. **Open and Enclosed Parking Spaces.** Accessory parking spaces may be open to the sky or enclosed in a building. Accessory parking spaces located in a residential district elsewhere than on the same lot occupied by the use served shall be open to the sky except when otherwise allowed as a special use.

2. **Surfacing.** All required open off-street parking areas and access drives constructed or re-constructed after May 20, 2008 (effective date of this amendment) in all zoning districts shall be improved with a permanent, concrete, unit paver, asphalt surface or some other environmentally friendly surface or green design practices. Asphalt paving shall include a 9" compacted gravel base and 3" asphalt covering, or equivalent. When more than 4 parking spaces are required, pavement marking shall be provided to clearly identify each parking space. (Amended 7/18/2006)

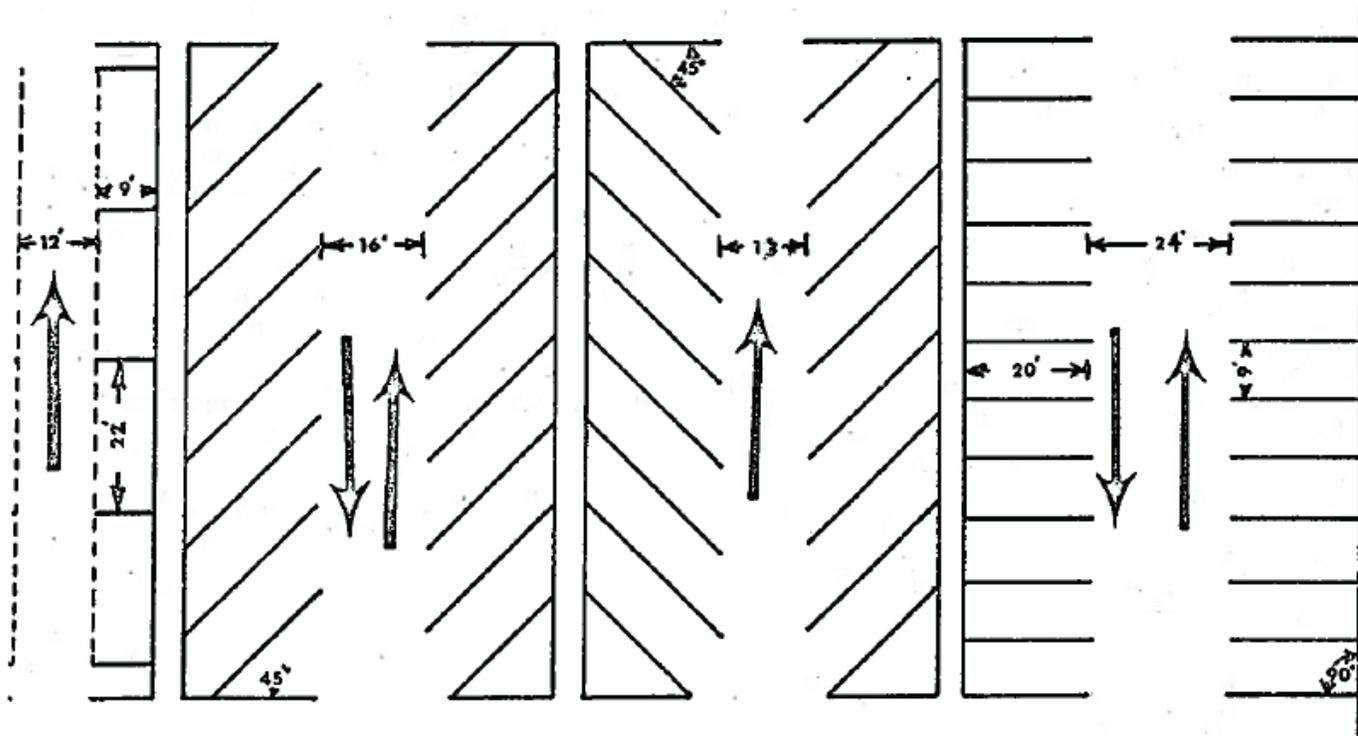
The Zoning Administrator may grant an exception to agricultural (A-1); R1, R2, and R3 single family; and community service uses from this provision where such uses generate low traffic volume. Handicapped parking stalls within the A-1 district shall be improved with a permanent, concrete, unit paver or asphalt surface and shall also provide a hard surface to the entrance of the structure a minimum of 6 feet wide. Such decisions made by the Zoning Administrator may be appealed to the Planning, Building and Zoning Committee of the County Board. (Amended 7/19/2011)

3. **Off Street Parking Dimensions** Required off-street parking spaces shall be designed in accordance with the following table:

4. **Parking Table**

	Parking Angle			
	0° (Parallel)	45°	60°	90° (Perpendicular)
(a) Width of stall	9'	9'	9'	9'
(b) Minimum stall length	22'	19'	19'	20'

(c) Aisle width- one way	12'	13'	18'	12'
(d) Aisle width- two way	24'	16'	19'	24'



* Additional width may be required where the aisle serves as the principal means of access to on-site buildings or structures.

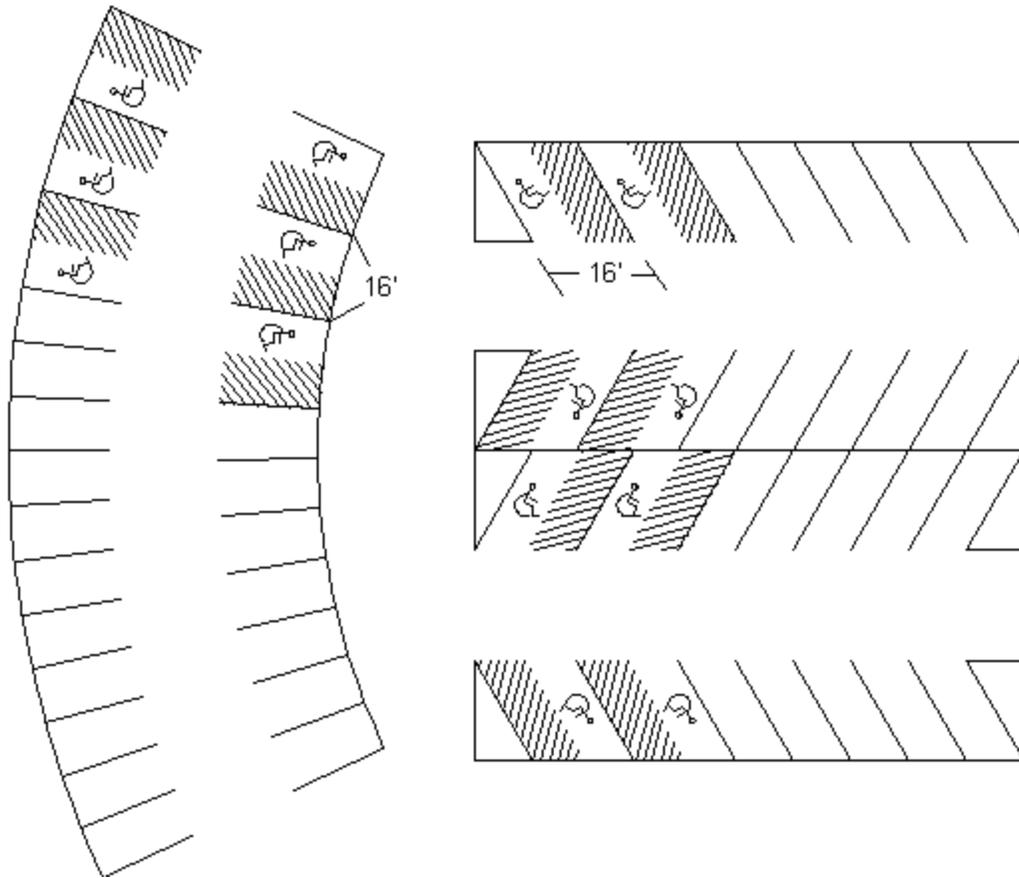
In the event that the desired parking angle is not specified by the above table, the Zoning Administrator may specify other equivalent dimensions associated with the desired parking angle by interpolating from dimensions listed in the table.

- Access.** Each required off-street parking space shall open directly upon an aisle or driveway of such width as specified in the table above and designed 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 that will least interfere with traffic movements. (Amended 7/19/2011)
- Accessible Parking.** In any off-street parking facility, a certain number of spaces must be set aside for handicapped accessible parking as summarized in the following table:

Total Spaces	Minimum Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of total
1001 and over	20 plus 1 per 100 over 1000 spaces

Exceptions to the requirements of paragraph 1 above:

- Outpatient units at medical care facilities: 10% of total spaces for that facility.
 - Medical Care Facilities specifically for treatment of the mobility impaired: 20% of the total spaces for that facility.
- A. Accessible parking spaces for mobility impaired persons shall be at least sixteen (16) feet wide including an eight (8) foot wide access aisle, and adjacent parking spaces shall not share a common access aisle. All access aisles shall be diagonally striped and shall be provided with a gradual transition to an accessible route to the on-site destination. Such spaces shall measure twenty (20) feet in length.



B. Location of Accessible Spaces

1. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel to an accessible entrance.
2. Accessible parking spaces may be provided on one level of a multi-level parking structure located closest to the elevator and a hard surfaced walkway shall be provided from the handicapped parking stalls to the nearest entrance/elevator.

C. Where any conflicts between these regulations and State or Federal Legislation may exist, the State and Federal Standards shall control.

7. **In Yards.** Off-street parking spaces in required setbacks shall conform to the following:

Front Yards.

- A. No parking and drive aisles are permitted in a required front setback except the interior one-half of the front yard in

an M-1 Limited Manufacturing District, the M-2 Heavy Industrial District.

- B. Unless otherwise provided elsewhere in this ordinance, parking is allowed in a front yard on a private driveway serving single family and two family dwellings but shall not be considered as satisfying the off-street parking requirements for such uses as set forth in the ordinance.

Side Yards.

Unless otherwise provided elsewhere in this ordinance, parking is not permitted in any required side setback. Residential driveways, or parking in the A-1 zoning district is permitted in the required side setback with a minimum setback of 5 (five) feet from the lot line.

Rear Yards. Parking is permitted in any rear setback a minimum of five feet (5') with the following exceptions and requirements:

- A. In the M-1 Limited Manufacturing District, M-2 Heavy Industrial District when a rear yard is adjacent to an "R" District there shall be no parking in the twenty (20) feet adjacent thereto.
- B. In any "R" District no open off-street parking space shall be located nearer than ten (10) feet to a principal building.

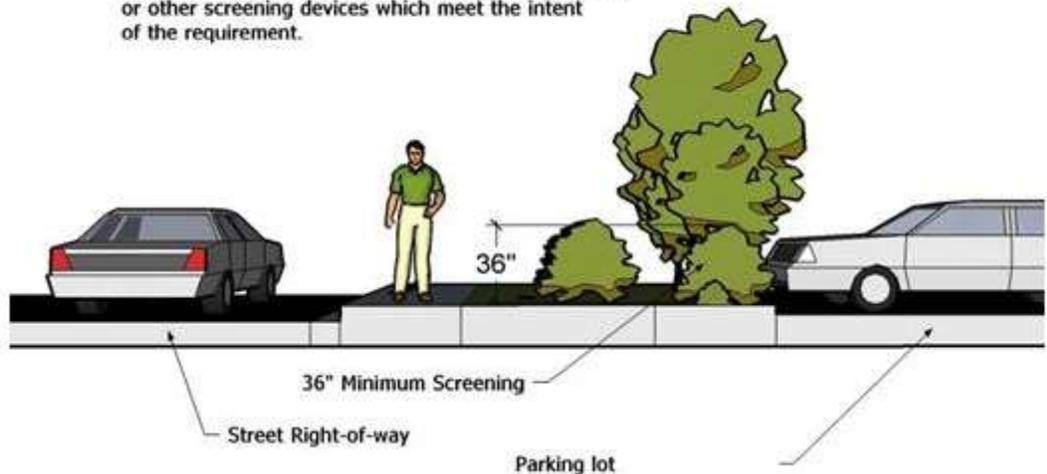
- 8. **Screening/ Perimeter Landscaping.** All required open automobile parking areas containing more than twenty (20) parking spaces shall be effectively screened as follows:

- A. On each side adjacent to any property situated in a residential district or on any institutional premises, a wall, fence, or densely planted compact hedge no less than three (3) feet in height across 100% of the length of the parking area is required.
- B. On each side across a public right-of-way from any property situated in a residential district or on any institutional premises, the landscaping shall consist of one of the following options:
 - i. A berm that is at least two (2) feet higher than the finished elevation of the parking lot (at the nearest point) and a minimum of one (1) tree and ten (10) shrubs for every thirty feet of frontage shall be provided. Shrubs shall be placed on the property such that parking or vehicular uses are screened from view as seen from the street or neighboring properties. Perennials and groundcovers are

encouraged to compliment the site design. All berms shall maintain a 10 foot setback from the edge of the existing or future R.O.W. whichever is greater.

- ii. A minimum two foot (2') grade drop from the right-of-way line to the parking lot and a minimum one (1) tree and 10 shrubs for every thirty (30) feet of frontage shall be provided. Shrubs shall be placed on the property such that a parking or vehicular areas are screened from view as seen by the street or neighboring properties. Perennials and groundcovers are encouraged to compliment the site design.
- iii. A wall, fence or natural vegetative screening no less than 3 (three) feet in height along the length of the parking area.

Note: Screening materials may include a combination of plant materials, earthen berms, solid masonry walls, or other screening devices which meet the intent of the requirement.



C. The minimum size for plant materials (at time of installation) shall be as follows:

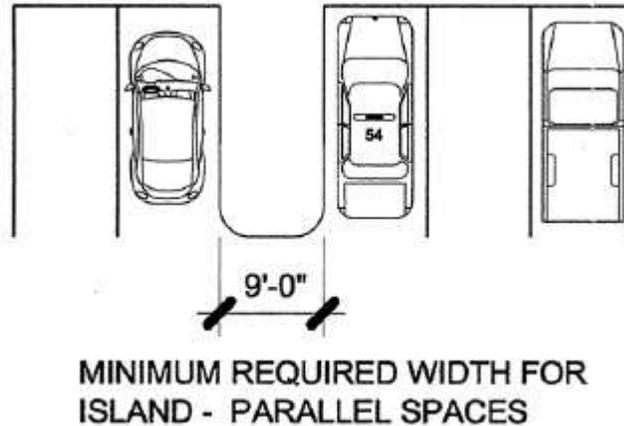
- i. **Tree** – Shade tree – 2-1/2" caliper, evergreen tree – 6' height, ornamental tree 2" caliper single trunk or 6' height multi-trunk.
- ii. **Shrubs** – 24" height

D. All driveways crossing a public sidewalk shall have a clear sight triangle inside the property measuring eight feet by eight feet. (Amended 7/18/2006)

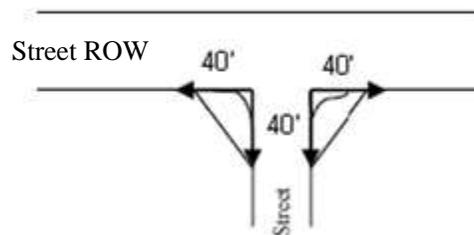
9. **Circulation.** Circulation controls including signs, landscape islands, and pavement markings are encouraged and may be required by the Zoning

Administrator only where safety concerns suggest a clear need for such enhancements.

10. Landscaped parking lot islands are encouraged. (Amended 7/19/2011)



11. **Landscape sight triangle.** No landscaping including berms shall be planted within a 40' (forty) sight triangle measured at the intersection of two public streets.



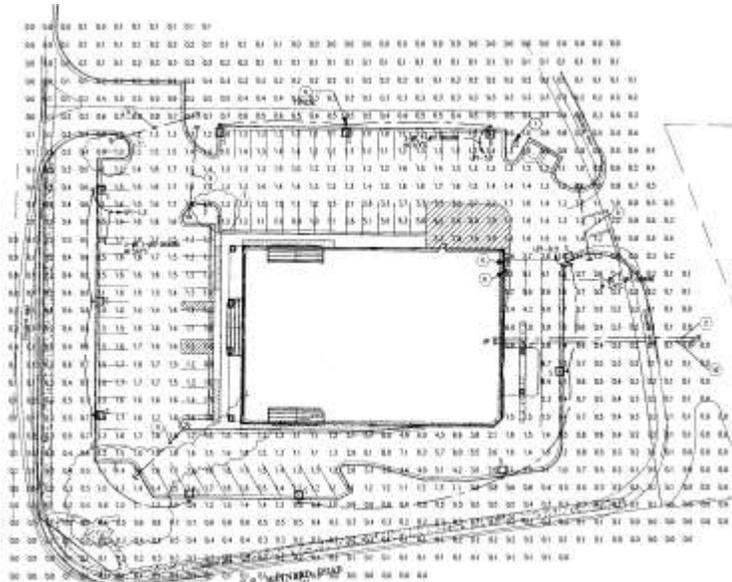
12. Lighting.

All off-street parking and loading facilities, other than residential driveways, shall be illuminated as approved during submittal of the final review phase (special use, final RPD, site plan review or amendments to the parking lot layout). Lighting shall be in accordance with the standards of Illuminating Engineering Society of North America (IESNA) as follows:

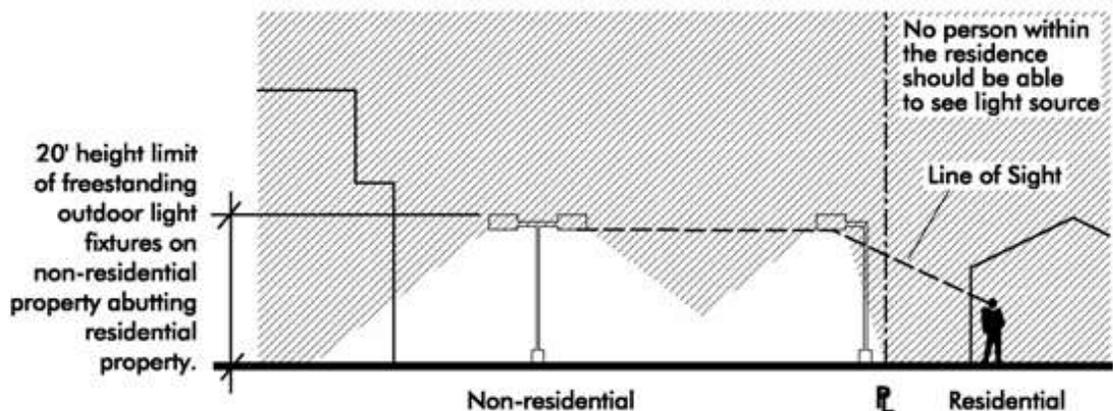
- A. A photometric plan will be required as a supporting document for parking lots with equal to or greater than thirty (30) parking spaces. Said photometric plan must show the locations, size, height, orientation, design, construction details, catalog cuts and plans for all of the outdoor lighting and signs, including wall mounted lighting. The plan must show the levels of illumination measured in horizontal foot-candles at ground level in a regularly spaced grid pattern extending sufficiently past the project

property lines. A catalog sheet showing the proposed lighting fixtures must be included.

Example:



- B. To reduce glare onto adjacent properties, only “fully shielded” or “cut-off” light fixtures are allowed. Fully shielded means that no light is emitted above the horizontal plane of the luminaires. Flat lenses are allowed. Sag lenses and wall packs are prohibited. Abutting or nearby residential properties shall not be able to see the actual light source, unless the luminaires are less than 100 watt incandescent. (Amended 7/19/2011)



- C. All under-canopy lights must be fully recessed into the canopy.

- D. Where non-residential sites are adjacent to residential sites (existing or future residential areas as shown on the officially adopted version of the Land Resource Management Plan (LRMP)), the light level at the property line produced by the non-residential lighting shall not exceed 0.2 foot-candles. The lighting shall be designed to avoid casting direct light or glare onto the adjacent residential property. Acceptable means to prevent glare or direct light onto the residential property include pole/luminary-mounted shields and dense vegetation. On abutting nonresidential properties (existing or future non-residential as shown on the officially adopted version of on the Land Resource Management Plan (LRMP)), or public streets the maximum illumination at the property line shall be five (5.0) foot-candles. Where residential is across a street, the maximum illumination at the use's boundary shall be two (2.0) foot-candles.

Higher maintained foot-candle levels may be appropriate for certain uses such as illuminated ball fields, auto dealerships, or gas stations. In such instances, information will be reviewed during Site Plan review. The Zoning Administrator may approve higher light levels for specific uses during the review process without the need for a variation. The Zoning Administrator may refer such instances to the Planning, Building, and Zoning Committee of the County Board. Such decisions made by the Zoning Administrator may be appealed to the Planning, Building, and Zoning Committee of the County Board. (Amended 7/19/2011)

- E. The maximum mounting height (including fixture, pole and base) for light standards located in a parking lot shall not exceed twenty (20) feet measured from ground level to the base of the lens. (Amended 7/19/2011)
- F. All non-residential lighting is required to be turned off no later than sixty (60) minutes after business hours, only leaving lighting necessary for site security, unless otherwise approved by the Planning, Building, and Zoning Committee of the County Board.
- G. Non-residential out lot lighting fixtures must be architecturally compatible with fixtures used elsewhere in the development.
- H. Decorative seasonal lighting shall be limited to a power rating of less than or equal to 75 watts.
13. **Repair and Service.** No motor vehicle repair work for compensation or sale of gasoline and motor oil of any kind shall be permitted in conjunction with

open accessory off-street parking facilities provided in a residential district, except as may be permitted under an approved Special Use or planned unit development. (Amended 7/18/2006)

11.03 LOCATION OF ACCESSORY OFF-STREET PARKING FACILITIES

The location of off-street parking spaces in relation to the use served shall be as prescribed hereinafter. All distances specified shall be walking distances between such parking spaces and a main entrance to the use served.

- A. **For Uses in a Residential District.** Parking spaces accessory to dwelling shall be located on the same zoning lot as the use served.
- B. **For Uses in Business and Manufacturing Districts.** All required parking spaces shall be within one thousand feet from the entrance of the principal building being served. Spaces accessory to dwelling units (not including hotels) shall be within three hundred (300) feet of the use served. However, no parking spaces accessory to a use in a business or manufacturing district shall be located in a residential district, except that private, free, off-street parking accessory to such uses may be allowed by special use permit in accordance with the Administrative Section in any residential district within two hundred feet of and adjacent to any business or industrial use.

11.04 SCHEDULE OF PARKING REQUIREMENTS

For the following uses, accessory off-street parking spaces shall be provided as required hereinafter. However, if the property owner can provide clear evidence indicating that less parking is required, the Regional Planning Commission may approve a reduction in the requirements of this section. Such decisions may be appealed to the Planning Building and Zoning Committee. ***Applicants may also file for a variation from these requirements following the procedures outlined in Section 13.04 of this Zoning Ordinance.*** 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.

Residential Uses	
One-Family Dwelling, Two-Family Dwellings	Two parking spaces shall be provided for each dwelling unit (garage spaces or in the driveway behind the front yard setback line).
Bed and Breakfasts	One parking space shall be provided for each guest room, plus the spaces required for a single family home. Parking spaces may be stacked in a driveway to prevent the over-paving of the area.
Hotel or Motel	One parking space for each guest room, plus one space per employee shall be provided.

SECTION 11.00 OFF-STREET PARKING AND LOADING

Updated on 3.20.12

Lodging or Boarding Houses	One parking space shall be provided for each lodging room plus one space for the owner or manager.
Private Clubs and Lodges (with sleeping facilities)	One parking space shall be provided for each lodging room plus one for each employee, plus parking spaces equal in number to twenty five percent of the capacity (as determined by the Fire Protection District) in persons (exclusive of lodging-room capacity) of such club or lodge.
Retail and Service Uses	
Automobile Laundry	Five (5) stacking spaces shall be provided for each manual wash rack. Ten (10) stacking spaces shall be provided for each automatic wash lane. For either manual or automatic facilities, one (1) parking space for each employee shall be provided. For automobile laundries associated with a gas station, a bypass lane shall be provided.
Automobile Service Stations	One (1) space shall be provided for each employee plus two (2) spaces per pump station, but not less than five (5) parking spaces.
Bowling Alleys	Four (4) parking spaces shall be provided for each alley, plus such additional spaces as may be required herein for affiliated uses - bars, restaurants and the like as set forth herein for such uses.
Drive-thru restaurant	Stacking of eight (8) vehicles plus one (1) parking stall per one hundred (100) square feet of floor area.
Restaurants	One (1) parking space shall be provided for each seventy-five (75) square feet of floor area.
Furniture and Appliance Stores, Household Equipment or Furniture Repair Shops	One (1) parking space shall be provided for each six hundred (600) square feet of floor area.
Heath Clubs and fitness centers	One (1) parking space shall be provided per each two hundred (200) square feet AND one per employee.
Establishments Engaged in Manufacturing, Assembly, Production, Processing, Cleaning, Servicing, Testing or Repair of Materials, Goods, or Products	One (1) parking space shall be provided for each employee plus one (1) parking space for each vehicle used in the conduct of the enterprise-
Motor Vehicle Sales and Machinery and heavy equipment Sales	One (1) parking space shall be provided for each six hundred (600) square feet of sales floor area, plus three spaces (3) for every service bay, plus one (1) space per employee. All required parking shall be in addition to areas reserved for storage and sale of vehicles.

SECTION 11.00 OFF-STREET PARKING AND LOADING

Updated on 3.20.12

Offices - Business, Professional and Governmental	One (1) parking space shall be provided for each two hundred and fifty (250) square feet of floor area.
Offices – Medical or Dental	One (1) parking space shall be provided for each two hundred (200) square feet of floor area.
Research and Development	One (1) parking space for each two hundred and fifty (250) square feet up to fifty-thousand (50,000) square feet; thence one (1) space for each five hundred (500) square feet over fifty-thousand (50,000) square feet.
Retail Stores and Banks	One (1) parking space shall be provided for each two hundred (200) square feet of gross floor area. Drive-in banks or other similar drive-in establishments shall provide four (4) stacking spaces per teller or customer service window.
Tennis, squash, racquetball facility, indoor or outdoor	Three (3) parking spaces shall be provided per court
Theaters (indoors)	One (1) parking space shall be provided for each three (3) seats.
Undertaking Establishments, Funeral Parlors	Fifteen (15) parking spaces shall be provided for each chapel or parlor, plus one (1) parking space for each funeral vehicle kept on the premises; in addition there shall be provided stacking space for not less than ten (10) automobiles for funeral procession assembly.
Warehouses and Storage	One (1) parking space for each one thousand (1,000) square feet of warehouse or storage area, plus one (1) parking space for each two hundred and fifty (250) square feet of office area, plus one (1) space for each vehicle kept on the premises.
Wholesale Establishments (but not including Warehouses and Storage Buildings other than Accessory)	One (1) parking space shall be provided for each six hundred (600) square feet of floor area.
Community Service Uses	
Place of Worship, School, College and Other Auditoriums	One (1) parking space shall be provided for each three (3) auditorium seats. Adequate space shall also be provided for buses used in connection with the activity of the institution and all loading and unloading of passengers shall take place upon the premises.
Colleges, Universities and Business, Professional and Trade Schools	One (1) parking space shall be provided for each employee, and one (1) parking space shall be provided for each three (3) students based on the maximum number of students attending classes on the premises at any one time during any 24 hour period.

SECTION 11.00 OFF-STREET PARKING AND LOADING

Updated on 3.20.12

Hospitals	One (1) parking space shall be provided for each two (2) hospital beds, plus one (1) parking space for each employee, plus one (1) parking space for each doctor assigned to the staff.
Libraries, Art Galleries and Museums - Public	One (1) parking space shall be provided for each four hundred (400) square feet of gross floor area.
Public Utility and Public Service Uses, including police and fire services	One (1) parking space shall be provided for each employee per shift plus one parking space for each vehicle used in the conduct of the enterprise plus spaces adequate in number, as determined by the Zoning Administrator, to serve the visiting public.
Child care facility/ Nursery School	One third (0.33) parking spaces per student capacity (as determined by the Fire Protection District), plus one (1) parking space for each employee. Adequate drop-off and pick-up locations must be provided.
Elementary or Junior High School	One (1) parking space for each employee plus one (1) space for each (20) students plus one (1) space for each vehicle used in the conduct of the school (plus additional parking as required for associated gymnasiums or auditoriums).
High Schools	One (1) parking space for each employee plus one (1) space for each two (2) students and one (1) space for each vehicle used in the conduct of the school. (plus additional parking as required for associated gymnasiums or auditoriums).
Auditoriums, Stadiums, arenas, gymnasiums, convention halls, dance halls, exhibition halls, skating rinks and other similar places of assembly	Parking spaces equal in number to twenty-five percent (25%) of the capacity (as determined by the Fire Protection District) in persons shall be provided.
Miscellaneous Uses	
Fraternities, Sororities and Dormitories	One (1) parking space shall be provided for each three (3) active members plus one (1) parking space for each employee.
Private Clubs and Lodges (without sleeping facilities for guests)	Parking spaces equal in number to twenty-five percent (25%) of the capacity (as determined by the Fire Protection District) in persons
Rest Homes, Convalescent Centers, Assisted Living, or Residential Care Homes	One (1) parking space shall be provided for each five (5) beds, plus one (1) parking space for each employee on duty at one time, plus one (1) parking space for each doctor assigned to the staff.

Theatres - Automobile Drive-In	Reservoir parking space equal to ten percent (10%) of the vehicle capacity of such theatres shall be provided.
Airports or aircraft landing field Heliports Convents and monasteries Crematories and mausoleums Fraternal institutions Outdoor amusement establishments - fairgrounds, permanent carnivals, kiddy parks and other similar amusement centers Municipal or privately owned recreation buildings, community centers, club houses, or other recreational uses such as ball fields or golf courses Penal and correctional institutions Rectories and parish houses Swimming pools	Parking spaces shall be provided in adequate number as determined by the Regional Plan Commission and approved by the County Board to serve persons employed or residing on the premises as well as the visiting public

- A. **Other Uses.** For uses not listed heretofore in this schedule of parking requirements, parking spaces shall be provided on the same basis as required for the most similar listed use, or as determined by the Zoning Administrator. Such determination may be appealed to the Regional Plan Commission.

11.05 PARKING AND STORAGE OF RECREATIONAL VEHICLES, RECREATIONAL TRAILERS, TRAILERS AND MOBILE HOMES. (Amended 7/18/2006)

- A. Storage of Unoccupied Recreational Vehicles, Trailers and Mobile Homes (Amended 7/18/2006)
 - 1. Unoccupied recreational vehicles, trailers and their contents may be located on lots in any district provided they comply with the following regulations:
 - a. The number of recreational vehicles and trailers on a lot shall not be restricted when such recreational vehicles or trailers are located within the interior of a permitted structure or when fully screened from adjacent property. Screening shall consist of permitted solid fencing, structures, or evergreen landscaping such that the vehicle does not exceed the height of the permitted screening and so that the vehicle is not directly visible from adjacent properties when viewed at ground level.

- b. Recreational vehicles trailers and their contents not stored within a permitted structure shall comply with the following parking requirements:
 - i. Except for the A-1, R-1, R-2 and R-3 districts, unless otherwise permitted in Section 11.02, such vehicles shall be parked on a hard surfaced all weather pad constructed of concrete, asphalt, brick or stone pavers or comparable material.
 - ii. Recreational vehicles, trailers and their contents may not encroach into a required front or corner side yard setback, shall not block any portion of a sidewalk or trail and shall not be parked or stored in a way that obstructs the visibility of oncoming traffic so as to create a safety hazard.
 - iii. Recreational vehicles may be stored or parked within a required rear or interior side yard setback.

Exception: An owner of a recreational vehicle located on property in the R-4, R-5, R-6 or R-7 Residential District which cannot comply with the front yard setback provisions of Section 4.08.A.1.b.ii above as of June 20, 2006 and that has registered said vehicle with the Kendall County Planning Building and Zoning Department, may be permitted to store such vehicle within the front yard setback provided said encroachment does not obstruct the required sight distance triangle, in the case of a corner lot, or create an obstruction so as to compromise the safety of pedestrians or other vehicles operating within the road right-of-way (R.O.W.) Said exemption shall apply to the original recreational vehicle registered and any replacement of said recreational vehicle.

This exception shall be non-transferable to any subsequent owner(s) or occupants of the property and shall terminate upon either the sale of the property or change in occupancy of the dwelling unit should the owners chose to maintain it as a rental property.

Owners shall be required to register their properties with the Planning, Building and Zoning Department on a form approved by the Department prior to December 29, 2006. In addition, the owner shall supply a copy of the plat of survey indicating the approved location for the storage of the vehicle and shall be required to pay a one time registration fee of \$75.00. The Planning Building and Zoning Department shall keep a copy of the registration form and approved parking plan on file. Upon sale of the property, the owner shall be required to notify the Planning, Building and Zoning Department in writing and shall note in the file that the exemption has been terminated.

- c. When recreational vehicles or trailers and their contents are not fully screened from adjacent properties, the maximum number of unscreened recreational vehicles or trailers permitted to be parked or stored on a zoning lot shall be in accordance with the following table:

Zoning	Permitted RV's or Trailers
Agriculture	Unlimited, provided such recreational vehicles or trailers are for use by the property owner or tenant
R1, R2, R3	2, provided such recreational vehicles or trailers are for use by the property owner or tenant
All other residential districts	1 provided such recreational vehicles or trailers are for use by the property owner or tenant
Commercial or Industrial Districts	No restriction on trailers, recreational vehicles provided they are part of a permitted trailer storage or sales business.

(Amended 7/18/2006)

2. Exception: The number of unscreened recreational vehicles, trailers and their contents parked or stored on a lot in a residential district may exceed the number presented in the table above only under the following circumstances:
 - a) For purposes of conducting maintenance on, or the loading and unloading of a recreational vehicle or trailer in preparation for a trip or similar recreational use provided the duration does not exceed 72 hours within a one week period.
 - b) When a visiting guest or relative of the property owner is in possession of a recreational vehicle. The time period during which the recreational vehicle may be parked or stored on the lot shall be limited to 14 consecutive days within a one year period or 21 days (non-consecutive) within a one year period unless otherwise approved in writing by the Zoning Administrator.
3. Unoccupied mobile homes can be stored only in commercial and industrial districts and only as part of a permitted trailer storage or sales business. (Amended 7/18/2006)

B. Occupied Recreational Trailers and Mobile Homes (Amended 2/16/2010)

1. Except as provided in Section 4.08.B herein, occupied recreational trailers and mobile homes may be located in “recreational camps” and subject to the standards and conditions of a special use permit. (Amended 2/16/2010)
2. Occupied recreational trailers and mobile homes may be located in residential districts only if:

- a. The pre-existing home was made unsafe for occupancy by fire, tornado, flood, or other disaster, and
 - b. The occupants will be the future occupants the home to be repaired or constructed on the same zoning lot.
 - c. When a visiting guest or relative of the property owner is in possession of a recreational vehicle. The time period during which the recreational vehicle may be occupied and stored on the lot shall be limited to 14 consecutive days within a one year period or 21 days (non-consecutive) within a one year period unless otherwise approved in writing by the Zoning Administrator. This provision shall also apply to properties zoned A-1 Agricultural. (Amended 7/18/2006)
3. Occupied mobile homes utilized for the following purposes may be located in agricultural districts subject to the following restrictions:
- a. Medical Care Assistance:
 - (1) Limited to one per zoning lot provided the individual occupying the mobile home provides medical care or assistance to the occupant of the primary residence on the same zoning lot; and
 - (2) That the zoning lot on which the mobile home and principal residence to which it is accessory are located, must be of sufficient size to provide a lot area of at least 130,000 sq. ft. for each dwelling unit.
 - (3) Shall comply with all zoning and permit requirements and fees of the county.
 - b. Temporary Housing:
 - (1) Limited to one per zoning lot provided the individuals residing in said temporary housing will be the future occupants of a home to be repaired or constructed on the same zoning lot,
 - (2) Mobile homes serving as temporary housing for the repair or re-construction of a Farm Residence are exempt from all zoning regulations and permit fees except those fees and permits as may be required per the County's Floodplain Regulations and fees, and the setback standards of the A-1 district.
 - c. Ag Labor Housing:
 - (1) Where the occupant is an individual whose employment is related to agricultural activities on the same zoning lot the mobile home is exempt from all zoning regulations and permit fees except

those fees and permits as may be required per the County's Floodplain Regulations and the setback standards of the A-1 district. In addition, the zoning lot on which the mobile home and principal residence to which it is accessory are located must be of sufficient size to provide a lot area of at least 130,000 sq. ft. for each dwelling unit.

- d. ECHO Housing
 - (1) Provided it complies with the provisions of Section 7.01.1.e of this Chapter.

C. Installation

1. Occupied mobile homes must comply with Kendall County regulations for sewage disposal.
2. Occupied mobile homes must comply with State regulations for tie-downs.
3. Wheels, tongue and hitch must remain attached.
4. Occupied mobile homes must be placed on piers having depth below the frost line.
5. Any stairs, decks, or other "add-ons" must comply with Kendall County building regulations.

D. Permits

1. Permits are required for recreational trailers and mobile homes that are to be occupied with the exception of those situations permitted under section 4.08.B.2c. herein. (Amended 7/18/2006)
2. Occupied recreational trailers and mobile homes subject to permit requirements must show evidence of compliance with federal HUD regulations or the Illinois Mobile Home Safety Act. (Amended 7/18/2006)
3. Permits and annual renewals may be approved by the Planning, Building and Zoning Director as follows:
 - a. Medical care or assistance: Permits may be renewed annually provided a doctor's certification is provided indicating assistance is still required.
 - b. New home construction or repair: Permits may be issued for a period of up to one (1) year, and may be extended by the Planning, Building and Zoning Director by six (6) months if the applicant shows adequate progress in construction.
4. Permits may be rescinded by the Planning, Building and Zoning Committee for failure to conform to this ordinance.

5. Recreational trailers and mobile homes must be removed from the zoning lot within 60 days of notice of the rescinded or expired permit.
 6. Permits for a temporary mobile home must be renewed annually or as stated above. The Planning, Building and Zoning Committee may extend permits beyond the one (1) year and six (6) month limit as stated in Section 4.08-D-3-b. When the permit expires or when occupants of the trailer or mobile home do not meet the conditions set forth above, the trailer or mobile home must be removed within 60 days.
 7. Fees:
 - a. Permit application form must be accompanied by a fee set by the Kendall County Board, not refundable.
 - b. An annual fee set by the Kendall County Board will be required on or before the renewable date stated on the approved permit.
- E. That all applications for a permit be accompanied by an affidavit, stating as follows:
1. Names and addresses of occupants.
 2. Location of use.
 3. Description of trailer.
 4. Reason for application.
 5. Statement that a change in usage, name or number of occupants, location, will be reported to the Building and Zoning Office immediately.

11.06 ADDITIONAL REGULATIONS - OFF-STREET LOADING.

- A. **Location.** All required loading berths shall be located on the same zoning lot as the use served. No loading berth for vehicles over two tons capacity shall be closer than fifty feet to any property in a residential district unless completely screened by building walls, or a uniformly painted solid fence, natural vegetation screening providing one hundred percent (100%) opacity, wall or any combination thereof, not less than six feet in height. No permitted or required loading berth shall be located within thirty-five feet of the nearest point of intersection of any two streets.
- B. **Size.** Unless otherwise specified, a required loading berth shall be at least twelve feet (12') in width by at least thirty feet (30') in length, exclusive of aisles and maneuvering space, and shall have a vertical clearance of at least fourteen feet.

- C. **Access.** Each required off-street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements.
- D. **Surfacing.** All open off-street loading berths shall be improved with a concrete pad
- E. **Repair and Service.**
- i. No motor vehicle repair work or service of any kind shall be permitted in conjunction with loading facilities provided in any residential, manufacturing or business district.
 - ii. Space allocated to any off-street loading shall not while so allocated be used to satisfy the space requirements of any off-street parking facilities or portions thereof.
- F. **Landscaping for loading docks.** The landscaping shall consist of one of the following options:
- i. A berm that is at least four (4) feet higher than the finished elevation of the loading dock (at the nearest point) and a minimum of one (1) tree and ten (10) shrubs for every thirty feet of frontage shall be provided. Shrubs shall be placed on the property such that vehicular uses are screened from view as seen from the street or neighboring properties. Perennials and groundcovers are encouraged to compliment the site design.
 - ii. A minimum two foot (2') grade drop from the right-of-way line to the parking lot and a minimum one (1) tree and 10 shrubs for every thirty (30) feet of frontage shall be provided. Shrubs shall be placed on the property such that a parking or vehicular areas are screened from view as seen by the street or neighboring properties. Perennials and groundcovers are encouraged to compliment the site design.
 - iii. A wall, fence or natural vegetative screening no less than four (4) feet in height across the length of the loading dock

The minimum size for plant materials (at time of installation) shall be as follows:

- i. **Tree** – Shade tree – 2-1/2" caliper, evergreen tree – 6' height, ornamental tree 2" caliper single trunk or 6' height multi-trunk.
- ii. **Shrubs** – 24" height

G. **Schedule of Loading Requirements.** For the uses listed in the following table, off-street loading berths shall be provided on the basis of the gross floor of the building or portions thereof devoted to such uses in the amount shown herein.

SCHEDULE OF LOADING REQUIREMENTS

USE	GROSS FLOOR AREA IN SQUARE FEET	REQUIRED NUMBER AND MINIMUM HORIZONTAL DIMENSIONS OF BERTHS
Auditoriums, convention halls, exhibition halls, sports arenas, stadiums	10,000 to 100,000	1 - 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 30'
	For each additional 100,000 of fraction thereof to 500,000	1 additional 12' X 30'
	For each additional 500,000 or fraction thereof	1 additional 12' X 30'
Bowling alleys	10,000 to 100,000	1 - 12' X 30'
	For each additional 100,000 or fraction Thereof	1 additional 12' X 30'
Establishments dispensing food or beverages for consumption on the premises	5,000 to 10,000	1 - 12' X 30'
	10,000 to 25,000	2 - 12' X 30'
	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'
Establishments engaged in production, processing, cleaning, servicing, testing or repair of materials, goods or products	5,000 to 40,000	1 - 12' X 30'
	40,000 to 100,000	2 - 12' X 60'
	For each additional 100,000 or fraction thereof	1 additional 12' X 60'
Hospital, sanitariums, nursing homes,	10,000 to 100,000	1 - 12' X 30'

SECTION 11.00 OFF-STREET PARKING AND LOADING

Updated on 3.20.12

USE	GROSS FLOOR AREA IN SQUARE FEET	REQUIRED NUMBER AND MINIMUM HORIZONTAL DIMENSIONS OF BERTHS
convalescent centers, assisted living, etc., churches and schools	For each additional 100,000 or fraction thereof	1 – additional 12' X 30'
Hotel, clubs, and lodges	10,000 to 100,000 For each additional 100,000 or fraction thereof	1 - 12' X 30' 1 – additional 12' X 30'
Hotels, clubs and lodges, when containing any of the following: retail shops, convention halls, or business or professional offices (other than accessory) auditoriums, or exhibition halls	10,000 to 20,000 20,000 to 150,000 For each additional 150,000 or fraction thereof	1 - 12' X 30' 1 - 12' X 60' 1 additional 12' X 60'
Motor vehicle and machinery sales	5,000 to 25,000 25,000 to 40,000 40,000 to 100,000 For each additional 100,000 or fraction thereof	1 - 12' X 30' 2 - 12' X 60' 3 - 12' X 60' 1 additional 12' X 60'
Retail stores	5,000 to 10,000 10,000 to 25,000 25,000 to 40,000 40,000 to 100,000 For each additional 100,000 or fraction thereof	1 - 12' X 30' 2 - 12' X 30' 3 - 12' X 30' 4 - 12' X 30' 1 additional 12' X 30'
Theaters	8,000 to 25,000 For each additional 50,000 or fraction thereof	1 - 12' X 30' 1 additional 12' X 30'

SECTION 11.00 OFF-STREET PARKING AND LOADING

Updated on 3.20.12

USE	GROSS FLOOR AREA IN SQUARE FEET	REQUIRED NUMBER AND MINIMUM HORIZONTAL DIMENSIONS OF BERTHS
Wholesale establishments (but not including warehouse and storage buildings other than accessory)	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'
Warehouses and storage buildings	For each 100,000 or fraction thereof	1 – 12'x60'
Undertaking establishments	8,000 to 100,000	1 - 12' X 30'
	For each additional 100,000 or fraction thereof	1 additional 12' X 30'
Other	Uses not listed in this schedule of loading requirements shall provide loading berths according to the most similar use, as determined by the Zoning Administrator.	