

ORDINANCE # 2011- 18

**AMENDMENT TO THE KENDALL COUNTY ZONING ORDINANCE SECTION
11.00 "Off-Street Parking and Loading"**

WHEREAS, Kendall County regulates development under authority of its Zoning Ordinance and related ordinances; and

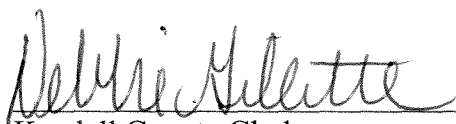
WHEREAS, the Kendall County Board amends these ordinances from time to time in the public interest; and

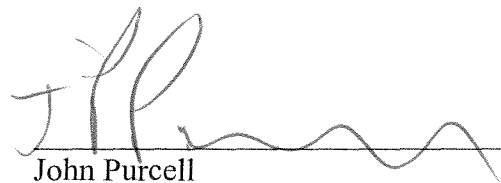
WHEREAS, all administrative procedures for amendments have been followed including a Public Hearing held before the Kendall County Zoning Board of Appeals on June 27, 2011.

NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby amends Section 11.00 "Off-Street Parking and Loading" of the Kendall County Zoning Ordinance as provided in attached Exhibit "A".

IN WITNESS OF, this Ordinance has been enacted by the Kendall County Board this 19th day of July, 2011.

Attest:


Kendall County Clerk
Debbie Gillette


John Purcell
Kendall County Board Chairman

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.

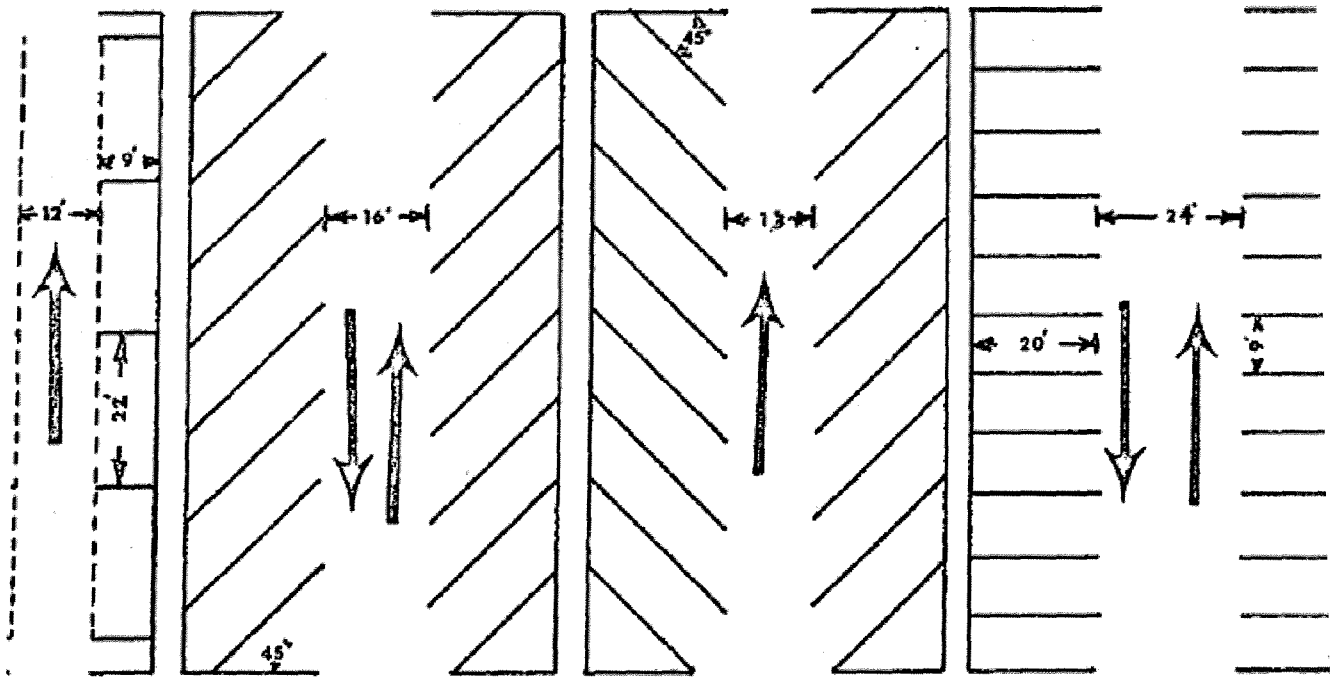
2. **Surfacing.** All required open off-street parking areas and access drives constructed or re-constructed after May 20, 2008 (effective date of this amendment) in all zoning districts shall be improved with a permanent, concrete, unit paver, asphalt surface or some other environmentally friendly surface 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 ~~recommend~~ 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.

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'

EXHIBIT "A"



* 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.

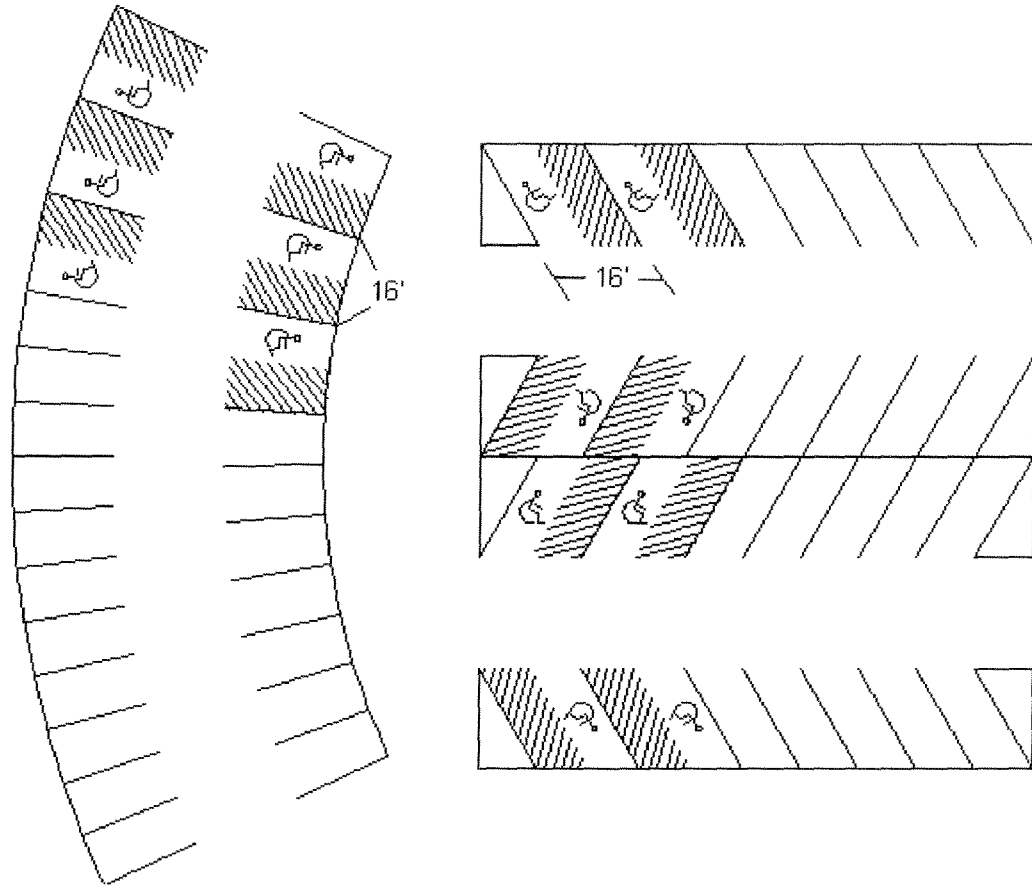
5. **Access.** Each required off-street parking space shall open directly upon an aisle or driveway of such width as specified in the table above and ~~designs designed~~ as to provide safe and efficient means of vehicular access to such parking space. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner that will least interfere with traffic movements.
6. **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:

EXHIBIT "A"

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:

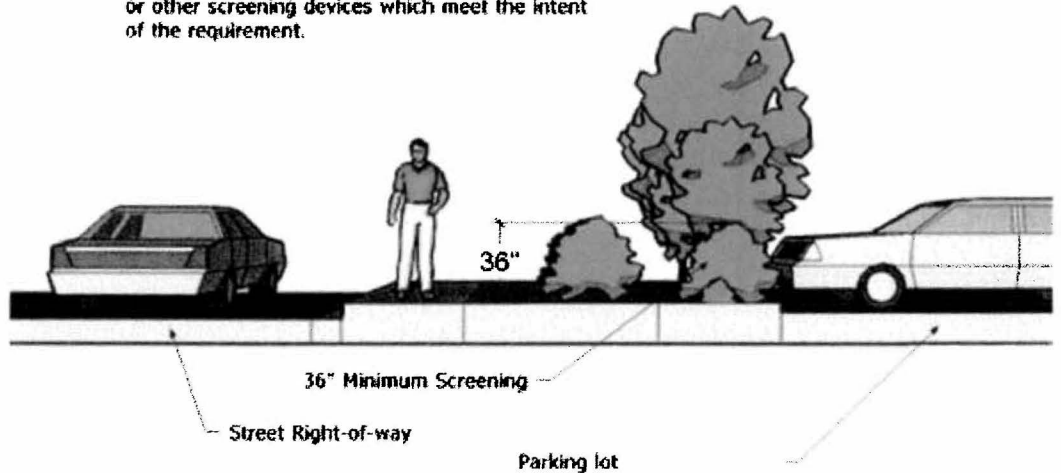
- A. On each side adjacent to any property situated in a residential district or on any institutional premises, a wall, fence, or densely planted compact hedge no less than three (3) feet in height across 100% of the length of the parking area is required.
- B. On each side across a public right-of-way 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

EXHIBIT "A"

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:

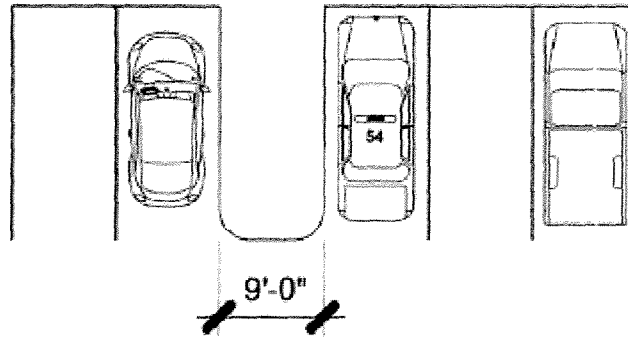
- i. **Tree** – Shade tree – 2-1/2" caliper, evergreen tree – 6' height, ornamental tree 2" caliper single trunk or 6' height multi-trunk.
- ii. **Shrubs** – 24" height

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

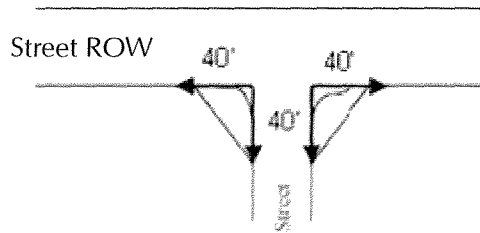
Administrator only where safety concerns suggest a clear need for such enhancements.

10. Landscaped parking lot islands are encouraged.



**MINIMUM REQUIRED WIDTH FOR
ISLAND - PARALLEL SPACES**

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.

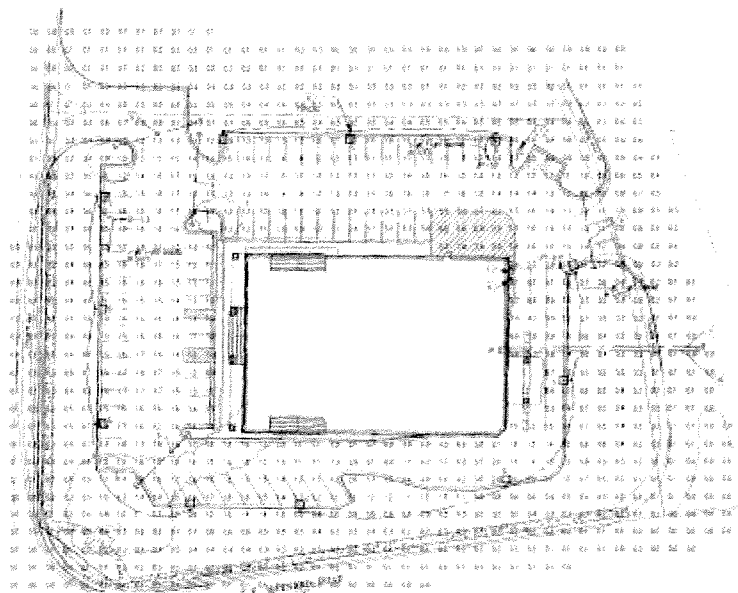
All off-street parking and loading facilities, other than residential driveways, shall be illuminated as approved during submittal of the final review phase (special use, final RPD, site plan review or amendments to the parking lot layout). Lighting shall be in accordance with the standards of Illuminating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

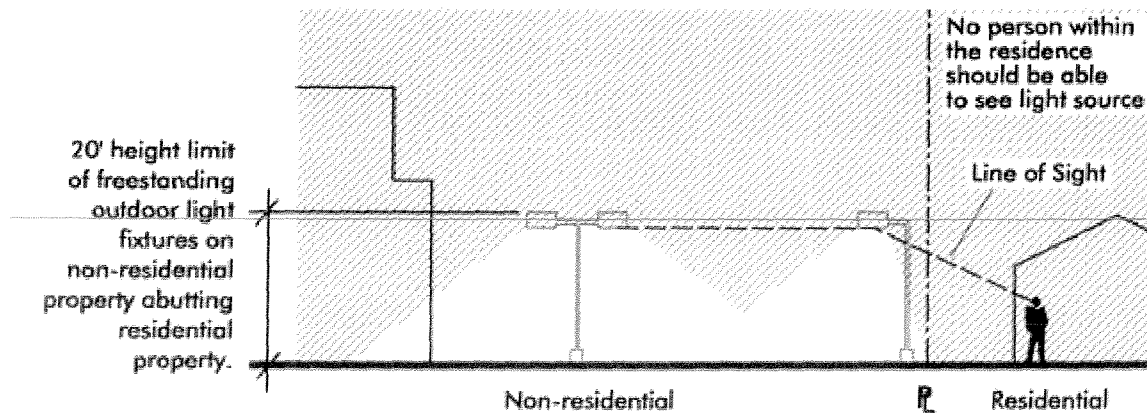
EXHIBIT "A"

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 luminaries. 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 luminaries are less than 100 watt incandescent.



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

EXHIBIT "A"

- 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 Planning, Building and Zoning Committee of the County Board~~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.

- E. ~~The maximum mounting height (including fixture, pole and base) for light standards located in a parking lot consisting of 30 or more parking stalls shall not exceed twenty (20) feet measured from ground level to the base of the lense. The maximum wattage for outlet light fixtures must not exceed 400 watts.~~
- 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.

EXHIBIT "A"

Hotel or Motel	One parking space for each guest room, plus one space per employee shall be provided.
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.
Health 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.

EXHIBIT "A"

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.
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.

EXHIBIT "A"

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.
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	

EXHIBIT "A"

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, kiddie 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 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	5,000 to 40,000	1 - 12' X 30'

EXHIBIT "A"

USE	GROSS FLOOR AREA IN SQUARE FEET	REQUIRED NUMBER AND MINIMUM HORIZONTAL DIMENSIONS OF BERTHS
production, processing, cleaning, servicing, testing or repair of materials, goods or products	40,000 to 100,000 For each additional 100,000 or fraction thereof	2 - 12' X 60' 1 additional 12' X 60'
Hospital, sanitariums, nursing homes, convalescent centers, assisted living, etc., churches and schools	10,000 to 100,000 For each additional 100,000 or fraction thereof	1 - 12' X 30' 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'

EXHIBIT "A"

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.	